

LATE ENTRIES & ADDENDUM

LOT 35 A tenanted two bedroom middle terrace property, producing a yearly yield of £5,720

24 Lee Street, Accrington, Lancashire, BB5 6RP

Description: Located close to the town centre is this middle terrace property providing good access to local shops, bus links and Accrington's Eastgate Retail Park. Motorway networks & link roads are located within easy reach, allowing convenient access to neighbouring towns such as Oswaldtwistle & Blackburn. The property is currently tenanted on a six month AST agreement from the 9th December 2016, producing a yield of £110 Per Calendar week, amounting to £5,720 Per Annum. The property provides gas fired central heating and double glazed windows.

Accommodation:

Ground Floor: Entrance Vestibule, Lounge & Kitchen

First Floor: Landing, Two Bedrooms & Bathroom

Exterior: Rear Yard

Tenure: Leasehold

EPC Rating: D

Viewing: William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



*Guide Price £40,000

LOT 36 A one bedroom first floor flat

AMG

Flat 27 Higginson Mill, Denton Mill Close, Carlisle, Cumbria, CA2 5NZ

Description: Offered for sale with vacant possession is this first floor flat providing open plan living kitchen & white four piece bathroom suite. Externally, there is a parking space. The flat is located in the popular area of Denton Holme within access to local amenities, shops, schools, bus routes and the riverside.

Accommodation:

First Floor Flat: Communal Entrance, Private Entrance Hallway, Lounge, Kitchen, Bedroom & Bathroom

Exterior: Parking Space

Tenure: Leasehold

EPC Rating: B

Viewing: William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490

PHOTO OF THE BLOCK



*Guide Price £60,000

LOT 37 A vacant two bedroom semi detached property located in the residential area of South Hetton

4 Hawthorn Cottages, South Hetton, Durham, County Durham, DH6 2RP

Description: Located within the residential area of South Hetton is this two bedroom semi detached property providing modern kitchen fittings & white bathroom suite, ideal as a buy to let. The property has previously been tenanted at £425 PCM, producing an annual yield of £5,100. Front garden and spacious garden to the rear.

Accommodation:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner, Inner Hall & WC

First Floor: Landing, Two Bedrooms & Bathroom

Exterior: Front & Rear Gardens

Tenure: Freehold

EPC Rating: E

Viewing: Manners & Harrison
129 York Road
Hartlepool, TS26 9DW
T: 01429 261351



*Guide Price £35,000

LOT 38

A three bedroom middle terrace, in need of modernisation throughout

AMG**33 Jackson Street, Cudworth, Barnsley, South Yorkshire, S72 8UR**

Description: Located in the residential village of Cudworth is this three bedroom end of terrace property, located approximately three miles from Barnsley town centre. Internally, the property is in need of improvement & modernisation throughout, appealing to those looking for an investment purchase.

Accommodation:**Ground Floor:** Lounge & Kitchen**First Floor:** Landing, Three Bedrooms & Bathroom**Exterior:** Rear Garden**Tenure:** Freehold**EPC Rating:** E**Viewing:** William H Brown, 24 Market Hill, Barnsley, S70 2QE, T: 01226 733456

*Guide Price £42,000

PLEASE READ THESE NOTES CAREFULLY BEFORE VIEWING OR MAKING AN OFFER OR ATTENDING THE AUCTION.

You are strongly advised to read the inside front cover of our catalogue entitled "important notice" before pursuing an interest in any property as it contains important information about the auction process. You will be deemed to be aware of its contents and the information on this Addendum even if you have not read them. (2) Information on this Addendum may affect your legal rights and / or judgement of the properties. Copies of the Addendum, current at the time of sale, will be fixed to and form part of the legal contracts. (3) The Guide Prices shown must not be relied upon, by prospective buyers, as a valuation or assessment of the value of the properties. They are intended to provide prospective buyers with an indication of the likely Reserve that may be set at the time of going to press. These Guide Prices are subject to variation and interested buyers are advised to make regular checks for changes. Reserve prices may be higher or lower than the relevant published Guide Prices. (4) Please note that William H Brown take contractual deposits as "agents for the seller" and not as stakeholders

COMPLETION DATES – Please refer to legal packs for all completion dates. The majority of lots are usually 28 days from exchange however Lots 21, 36 & 38 are 14 days for completion. Lots 5 & 33 are 20 working days and Lot 13 is 30 working days for completion. Lots 7, 8, 9 & 10 has a completion date of the 30th of June if exchanged on the day of the auction (Tuesday 16th May)

Please note, some properties may vary therefore we advise you to check the legal pack prior to bidding.

BIDDING NUMBERS – If you have registered to bid please leave your bidding number in the auction room before leaving after the sale.

CONTRACT DOCUMENTATION CHARGE - £850 including VAT is applicable to every lot sold and payable by the purchaser simultaneous to the deposit

MONEY LAUNDERING REGULATIONS – Purchasers are advised that we are required to obtain photocopies of the appropriate identification when signing the contract today before leaving the saleroom and your co-operation is requested. Please be advised: We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification 'footprint' left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff."

STAMP DUTY THRESHOLDS-Legislation has just changed re the amount payable for stamp duty. Further clarification can be sought via the government website <https://www.gov.uk/stamp-duty-land-tax-rates>

PURCHASERS – Please Note-Attention is drawn to the special conditions of each lot and in particular, in some cases, in addition to the purchase price buyers will be required to make a contribution to the seller's costs as part of the funds required at completion. Purchasers are deemed to buy with full knowledge of such costs (if applicable) that are detailed in the Special Conditions of Sale.

Lots: 1, 3, 4, 5, 7, 8, 9, 10, 13, 14, 16, 17, 21, 25, 28, 32, 33, 34, 36, 37, 38

Lot No.	Address	Changes
3	96 Balfour Road, Bentley, Doncaster, South Yorkshire, DN5 0NW	*** NEW REDUCED GUIDE PRICE OF £50,000 ***
6	23 Bly Road, Darfield, Barnsley, South Yorkshire, S73 9DL	Please note, the tenant is due to vacate the property soon, with the date yet to be confirmed.
7, 8, 9 & 10	Flats 2, 3, 6 & 7 Winchester House, Scot Lane, Doncaster, South Yorkshire, DN1 1EX	*** NEW REDUCED GUIDE PRICE OF £50,000 PLUS ***
13	200 Chester Road, Helsby, Frodsham, WA6 0AP	Withdrawn prior to auction – please register your interest with the auctioneers.
18	34 Wynyard Mews, Hartlepool, County Durham, TS25 3JE	*** NEW REDUCED GUIDE PRICE OF £25,000 ***
19	87 West End Avenue, Bentley, Doncaster, South Yorkshire, DN5 9RH	Withdrawn prior to auction – please register your interest with the auctioneers *** NEW REDUCED GUIDE PRICE OF £60,000 ***
20	109 High Street, Goldthorpe, Mexborough, South Yorkshire, S63 9DE	*** NEW REDUCED GUIDE PRICE OF £32,000 *** Please Note, the tenancy is £75 per week, not £60 per week as listed in the catalogue. Therefore, the correct annual yield is £3,900.
24	55A & 55B High Street, Loftus, Saltburn By The Sea, North Yorkshire, TS13 4HG	*** NEW REDUCED GUIDE PRICE OF £50,000 ***
25	6 Lavender Flats, Meadowsweet Road, Hartlepool, County Durham, TS26 0QS	Withdrawn prior to auction – please register your interest with the auctioneers
26	Sunny Bank Cottage, Sunny Bank, Church Street, Jump, Barnsley, South Yorkshire, S74 0HX	Withdrawn prior to auction – please register your interest with the auctioneers.
28	6 Lakeside Walk, Rawdon, Leeds, LS19 6DL	*** NEW REDUCED GUIDE PRICE OF £80,000 - £85,000 ***
30	118 Cornwall Street, Hartlepool, County Durham, TS25 5RG	Withdrawn prior to auction – please register your interest with the auctioneers.

***** NOW**

TAKING LOTS

FOR OUR NEXT

AUCTION ***

Tuesday 4th July 2017

**Held at Leeds United Football
Ground, Commencing at 12.30pm**

