



5 SMITHY FOLD GLOSSOP SK13 8DD

* This property is for sale by Modern Method of Auction powered by iam-sold Ltd - Starting Bid £110,000 + Reservation Fee*

Enjoying a central Glossop location next to the popular Howard Town Mill development and offering loft style living, a spacious duplex apartment ideal for the first time buyer or buy to let investor with pvc double glazing and gas central heating. Occupying the top two floors of the building, the flat briefly comprising, kitchen, inner hallway, living room with feature fireplace, a third bedroom and wash room, two attic bedrooms, one with patio doors and balcony, the other with an en-suite bathroom. No Onward Chain. Energy Rating D

Directions

From our office on High Street West, proceed in an Easterly direction through the central traffic lights and Smithy Fold is on the right hand side. You will need to travel on foot, at the side of the cycle shop, past the Glossop Craft Centre and under the ginnel and through the wooden gate. Proceed up the largest set of iron stairs to Number 5.

LOWER FLOOR

Kitchen

11'11 (max) 10'5 (min) x 9'0

Pvc double glazed front door, pine fronted kitchen units, electric double oven and gas hob, white enamelled sink with mixer tap, plumbing for an automatic washing machine, Worcester gas fired combination boiler and radiator, Pvc double glazed window and steps up to:

Inner Hallway

Return spindled stairs with central heating radiator leading up to the attic bedrooms, doors leading off to:

Wash Room

A white wash hand basin with mixer tap, close coupled wc and bidet, central heating radiator.

Bedroom Three

11'2 x 6'7 (max) plus 5'3 x 5'0

L-shaped room with pvc double glazed window a central heating radiator.

Living Room

15'6 x 14'6 (max)

Pvc double glazed windows, period fireplace, central heating radiator, deep understairs storage cupboard and electric meter.

UPPER FLOOR

Landing

Attic Bedroom One

14'5 x 9'7 (max) plus 7'3 x 5'9

L-shaped room with a pvc double glazed window, central heating radiator and door to:

En-Suite Bathroom

A white suite including a panelled bath with mixer tap and shower attachment, wash hand basin with vanity unit and close coupled wc, chrome finish towel radiator

Attic Bedroom Two

14'7 (max) x 11'2

Dormer with pvc double glazed patio doors and balcony, central heating radiator.

Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

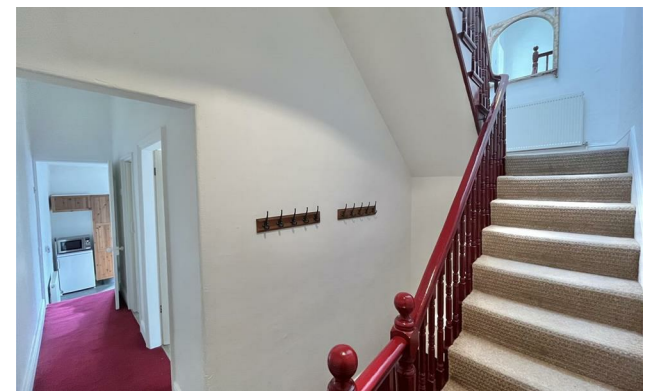
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, beams and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metaplan (2008) 11/08

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	