GRANT'S
OF DERBYSHIRE

10 Greenhill, Wirksworth DE4 4EN
Auction Guide £150,000

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For sale in our National Property Auction on Thursday 30th June 2022. The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 10:00am.

Grant's of Derbyshire are pleased to offer For Sale this three bedroomed end terraced property in the heart of Wirksworth. The accommodation itself briefly comprises large living room with multi fuel burner, kitchen, utility room, family bathroom and three bedrooms. The property benefits from gas central heating and is partially double glazed. There is also the benefit of a yard and an outside store. No Upward Chain.

First Floor
The entrance is at the side of the property and is accessed via steps and a path leading up from Greenhill. The main entrance door which is on the first floor level opens directly into the

Living Room 15'05" x 8'09" (4.70 x 2.67)
A spacious room with a window to the front aspect. The focal point is the substantial fireplace housing the multi fuel burner with slate hearth and gritstone surround. There are stripped pine floorboards and the room is lit by both wall lights and a central ceiling light. A ledge and brace door to the rear opens to the

Kitchen 14'07" x 10'03" (max) (4.45 x 3.12 (max))
With the floorboards continuing through from the living room, this kitchen has a uPVC double glazed window to the side and the room is lit by inset spotlights. A good amount of base and drawer units are fitted beneath the work surfaces. There is an inset sink with swan neck mixer tap and integrated gas oven with four ring hob over. In addition to the storage available in the kitchen, there is a useful understairs cupboard fitted with shelving. Two steps lead up to a wooden door which opens to the staircase leading to the second floor. With one step up, an opening to the rear of the room provides access to the

Utility Room 4'07" x 9'11" (max) (1.40 x 3.02 (max))
With ceramic tiles to the floor and a small window to the side aspect, this is a most useful area with work surfaces, wall units and the wall mounted combi boiler. There is ample space for a fridge freezer and space and plumbing are available for a washing machine. A door to the rear opens to the

Bathroom 11'07" x 5'05" (max) (3.53 x 1.65 (max))
This part tiled bathroom with ceramic tiled flooring houses a white three piece suite comprising corner bath with Triton electric shower over, pedestal sink and low flush WC. There are uPVC double glazed windows with textured glass to both sides allowing plenty of natural light into the room

Second Floor
At the top of the stairs leading up from the kitchen, ledge and brace doors to each side open to bedroom one and bedroom three.

Bedroom One 15'07" x 8'11" (4.75 x 2.72)
This is a large double bedroom to the front of the property with a window set beneath a wooden lintel. The exposed beams to the ceiling add character to the room.

Bedroom Three 10'04" x 7'05" (max) (3.15 x 2.26 (max))
Another room with exposed ceiling beam and wooden lintel above the window to the side aspect. There are pine shutters to this window. A door to the rear opens to

Bedroom Two 11'05" x 10'00" (3.48 x 3.05)
A good sized double bedroom to the rear of the property. There is a uPVC double glazed window to the side which allows an excellent view over the rooftops towards the town centre and the hills beyond.

Outside
There is a yard to the side of the property as well as a useful outside store.

Directional Notes
From our office at Wirksworth Market Place proceed left along the parade of shops bearing round to the left onto Dale End. Where the road forks keep right and continue up the hill for a very short distance, where number 10 can be found on the right hand side. Take the steps to the right just before number 13.

Council Tax Information
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1323 per annum.

Legal Pack
The legal pack will be available online at least seven days prior to sale ending and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to the end of the auction.

Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Start Price. The Start Price, also known as a Guide Price, is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms which is available to download on the SDL Auctions website.

Online Auction Registration
The auction will be conducted by our auctioneer Andrew Parker behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid www.sdlauctions.co.uk

Auction type- Unconditional with Variable Fee
For sale by online auction on Thursday 30th June 2022.
https://www.sdlauctions.co.uk/auction/355/the-auction-will-be-conducted-by-our-auctioneer/

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 15 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:
(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

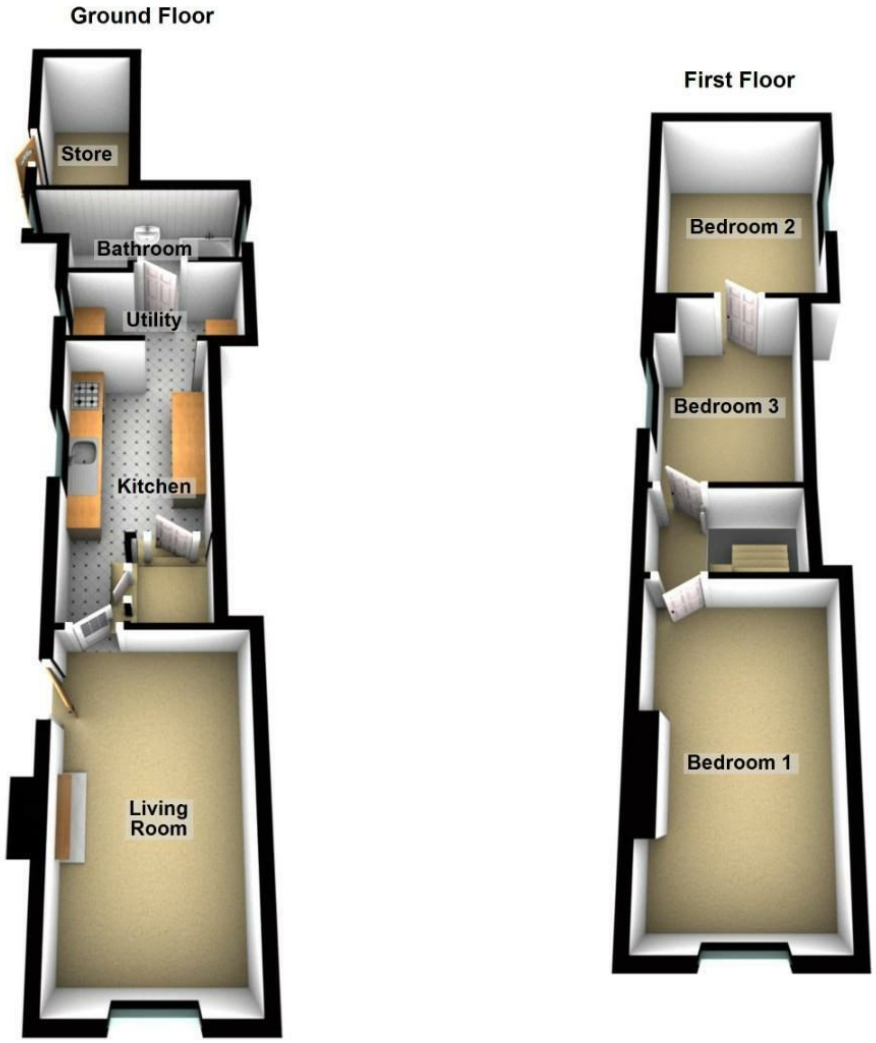
The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the legal pack. You must read the Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Property Auctions, and will be in addition to any fees payable to us. SDL Property Auctions has limited control over the content of the Special Conditions of Sale.

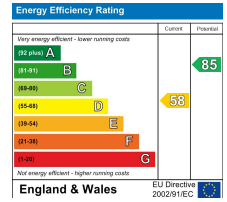
website - sdlauctions.co.uk/wp-content/uploads/2019/04/SDL-Auctions_buyer-terms.pdf

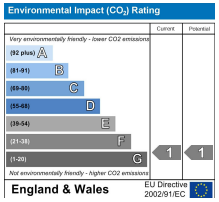
Deposit Payable
On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

Payment Method
When you register to bid, you will be prompted to provide your payment details to SDL Auctions. In the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer's Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee scale described above.



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

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OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk