



7 SMITHY FOLD GLOSSOP SK13 8DD

Enjoying a central Glossop location next to the popular Howard Town Mill development and offering loft style living, a spacious duplex apartment ideal for any buy to let investor (Planning Permission has been granted for a house of multiple occupancy - details available on request) Occupying the top two floors of the building, the flat briefly comprises of a ground floor entrance hallway, a first floor lounge, dining kitchen and bathroom and then two bedrooms on the second floor. Electric heating and pvc double glazing. No Onward Chain. Energy Rating G

Directions

From our office on High Street West proceed in an Easterly direction through the central traffic lights at Norfolk Square and onto High Street East. Smithy Fold can be found immediately on the right hand side. Walk down the path, under the arch and across the courtyard. The property can be found in the far left hand corner.

GROUND FLOOR

Entrance Hallway

A pvc front door and stairs to the first floor.

FIRST FLOOR

Landing

Stairs to the second floor and doors leading off to:

Lounge

15'6 x 15'4

Pvc double glazed front window, electric radiator and electric fire.

Dining Kitchen

12'2 x 11'2

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink and mixer tap, ceramic hob and filter hood, matching wall cupboards, pvc double glazed window, electric water heater and understairs cupboard.

Bathroom

10'1 x 9'0

A white suite including a panelled bath and pedestal wash hand basin both with mixer taps, close coupled wc and walk-in shower, pvc double glazed window and linen cupboard.

SECOND FLOOR

Landing

Double glazed skylight window and doors to:

Bedroom One

13'7 x 11'4

Pvc double glazed front window and electric radiator.

Bedroom Two

13'8 x 11'2

Double glazed skylight window and electric radiator.

Store Room

Our ref: Cms/cms:0311/26

Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Auctioneers Comment

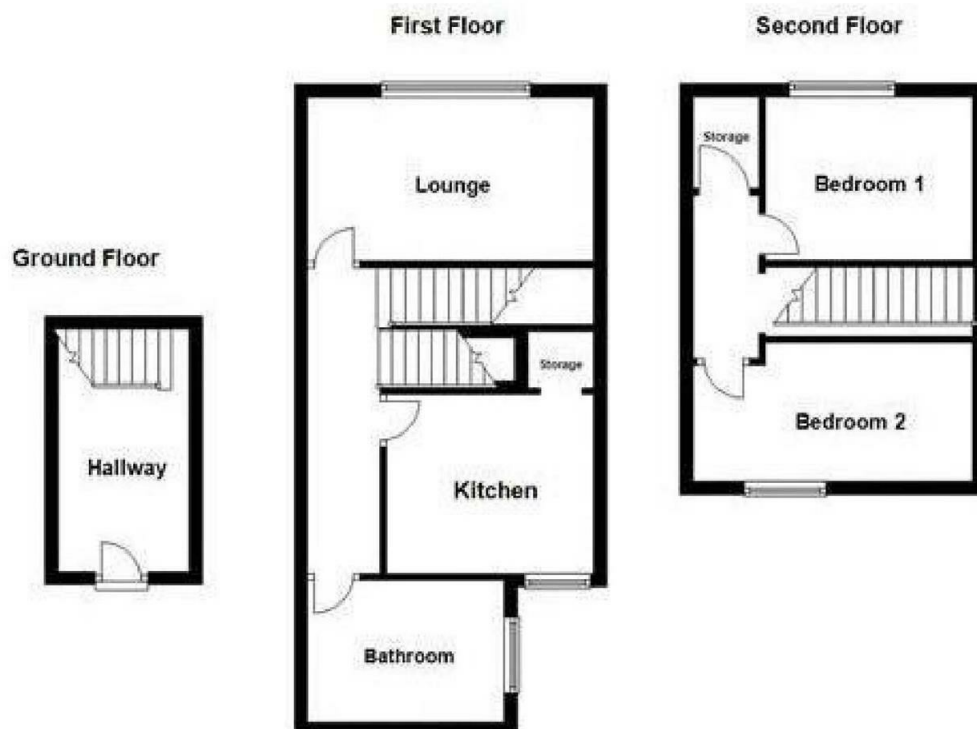
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		12	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	