



MICHAEL HODGSON

estate agents & chartered surveyors



YORK STREET, SUNDERLAND

Offers Over £40,000

IN NEED OF MODERNISATION - The property is located on York Street in Silksworth which offers convenient access to Sainsburys, Doxford International Business Park, the A19 and Sunderland City Centre is only a short car journey away. The property internally briefly comprises a former 2 bed cottage that could be converted back by way of an inner wall: Entrance Hall, Living Room, Dining Area (formerly Bedroom 2) Kitchen, Bathroom and 1 Bedroom. Externally there is a rear yard in addition to a separate front garden accessed from across the access street to the front of the property. There is. **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to fully appreciate the potential on offer.

Cottage

Formerly 2 Bedrooms

In Need Of Modernisation

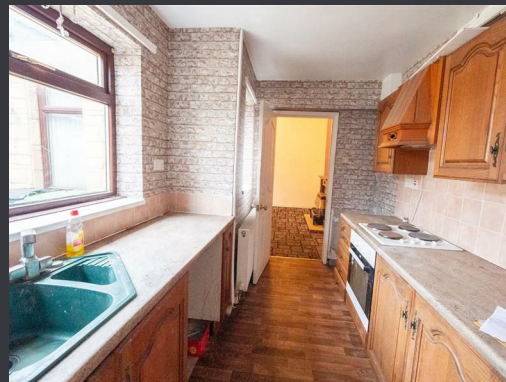
Excellent Potential

1 Bedroom

Living Room

Viewing Advised

EPC Rating: D



YORK STREET, SUNDERLAND

Offers Over £40,000

Entrance Hall

Radiator

Bedroom 1

Front facing, double glazed window, radiator.

Living Room

13'10" x 11'3"

Double glazed window, radiator.

Dining Area / Bedroom 2

6'11" x 10'5"

Formerly Bedroom 2 and could be converted back by way of an inner wall between the living room and dining area, double glazed window, radiator, opening to the living room.

Kitchen

8'0" x 11'1"

Floor and wall units, sink and mixer tap, radiator, two double glazed windows, oven, hob, rear passage with door to the rear yard and storage cupboard.

Bathroom

Low level WC, pedestal basin, bath, radiator, double glazed window.

Externally

Externally there is a rear yard in addition to a separate front garden accessed from across the access street to the front of the property.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

