



## 1 bed upper flat to buy in NE33

Cook Close, Lyton park, South Shields,  
Tyne and Wear, NE33 5DD

**£30,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ ONE BEDROOM UPPER FLAT
- ✓ ELECTRIC STORAGE HEATERS
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| RESERVATION FEE APPLIES | ONE BEDROOM | UPPER FLAT | GREAT LOCATION | VACANT |

We are delighted to offer to the market this one bedroom upper flat on the popular Cook Close, South Shields. Benefiting from off street parking and with no upper chain the property needs some updating but would make a fantastic home for a wide range of potential purchasers.

Comprising briefly :- Hardwood door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one internal lobby. The kitchen and bathroom lead from the internal lobby.

Externally a parking bay lies to the rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Price: Starting Bid £30,000

Property Type: Upper Flat

Parking: Allocated

Year built: 1983

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Hardwood door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bathroom and bedroom.



## Lounge

Glazed window to the front and door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and back splash.



## Bedroom One.

Glazed window to the rear.



## Bathroom

Comprising low level w.c., wash basin and panelled bath.

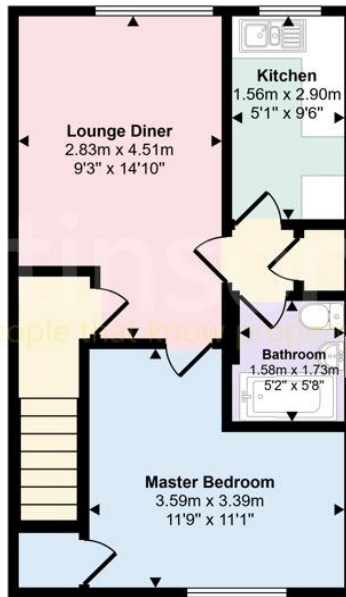


## External

Allocated parking bay lies to the rear.



Approx Gross Internal Area  
37 sq m / 400 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Cook Close, Lyton park, South Shields, Tyne and Wear, NE33 5DD

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

