

## Crowborough Kestral, Western Road, Kent TN6 3EH

**Tenure**  
Freehold.

**Location**  
The property is situated on the north-west side of Western Road, to the north-east of its junction with Hadlow Downs Road and within walking distance of Crowborough Rail Station, from where regular services run to London Bridge with an average journey time of between 1 hour and 70 minutes. A range of local shops and leisure facilities is available within Crowborough itself, with the further and more extensive facilities of Royal Tunbridge Wells also being within easy reach to the north-east. The nearby A26 provides access to the A22, A21 and M25 Motorway and Gatwick Airport is also within reach approximately 18 miles to the north-west. The town of Crowborough sits in the middle of the High Weald Area of Outstanding Natural Beauty, thus providing access to a range of leisure facilities. Crowborough Beacon Golf Club is close at hand.

**A Freehold Semi-Detached House with Off-Street Parking and Rear Garden with a Stream and Private Woodland beyond**

**SIX WEEK COMPLETION AVAILABLE**

**Description**  
The property comprises a recently refurbished semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a three tiered rear garden comprising one patio and two lawned areas with views over woodland to the rear. The property further benefits from off-street parking to the front.

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Three Bedrooms, Bathroom with WC and wash basin

**To View**  
The property will be open for viewing every Monday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Richmond Anderson Goudie  
(Ref: Mr J Patrick Newton).  
Tel: 0191 388 7884.  
Email: bj@richmondanderson.co.uk

### Vacant Possession



**VACANT – Freehold House**

## Hull 7 Carlton Avenue, Delhi Street, Humberside HU9 5QS

**A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy**

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Carlton Avenue, off its junction with Delhi Street. Shops are available along Heldon Road to the south, with a more extensive range of other facilities being available in Hull city centre. Rail services run from Hull Paragon Interchange Station approximately 3.5 miles to the west. The open spaces of Rosemead Playing Field are nearby.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a front garden and rear yard.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was supplied by the Seller. We are informed the property provides:  
**Two Bedroom Accommodation**



**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of twelve months from 25th January 2014 at a rent of £100 per week (holding over).

**Current Rent Reserved £5,200 per annum (equivalent)**

**INVESTMENT – Freehold House**

**187**  
LOT

## Leeds 31 Sholebroke Place, West Yorkshire LS7 3HJ

**BY ORDER OF ADMINISTRATORS OF ANGELIC INTERIORS LIMITED**  
**A Freehold Mid Terrace House**

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Sholebroke Place, close to its junction with Sholebrook Street. Shops are available along Chapeltown Road to the east, with a more extensive range of other facilities being accessible in Leeds city centre. Rail services run from Burley Park Station approximately 2.3 miles to the east. The open spaces of Potternewton Park are nearby.

**Description**  
The property comprises a mid terrace house arranged over basement, ground and two upper floors beneath a pitched roof. There are small yard areas to the front and rear.

**Accommodation**  
**Basement** – Room  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Two Bedrooms, Bathroom/WC  
**Second Floor** – Two Rooms



**To View**  
The property will be open for viewing every Tuesday and Thursday between 9.00 – 9.30 a.m. before the auction.

**Seller's Solicitor**  
NB. The Administrators give no warranty or representation and sell without personal liability with no Title guarantee for such right, title and interests the registered proprietor may have.

**VACANT – Freehold House**

**188**  
LOT

**186**  
LOT