



HUNTERS[®]
HERE TO GET *you* THERE

York Place, Scarborough | Auction Guide £140,000
Call us today on 01723 336760



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Basement Level	WC 6'2" x 3'3" WC and wash hand basin with pedestal.	Bedroom Five 10'9" x 6'10" Window to the front aspect, radiator, telephone point and power points.
Entrance		
Cafe 17'4" x 14'9" Single glazed bay window to the front aspect, power points and radiator.	First Floor	Top Floor
Bar 4'7" x 4'7" Power points and telephone point.	Landing 14'1" x 6'2"	Landing 8'6" x 6'2"
Seating area 13'5" x 7'2" Power points and wall heater.	Bedroom One/ Office/ Lounge 20'0" x 17'8" Bay window to the front aspect, window to the front aspect, feature fireplace, radiator, telephone point and power points.	Attic Room 13'9" x 10'5" Window to the rear aspect, radiator and power points.
Prep Area 13'1" x 5'6" Window to the rear aspect, sink and drainer unit and power points.	Bedroom Two/ Office 13'5" x 13'1" Window to the rear aspect, radiator, telephone and power points.	Attic Room 12'1" x 9'2" Velux window, radiator and power points.
Kitchen 15'8" x 9'10" Sink and drainer unit and base units with roll top work surfaces.	WC 7'2" x 5'10" WC and wash hand basin with pedestal.	Store 6'2" x 6'2"
Ground Floor	Second Floor	Store 6'2" x 4'3"
Entrance Hall	Landing 17'4" x 6'2"	Yard Enclosed low maintenance yard and gated access onto rear lane.
Office/Possible Lounge 17'4" x 14'9" Bay Window to the front aspect, radiator, telephone point and power points.	Bedroom Three/ Office 17'4" x 12'9" Bay window to the front aspect with sea views, radiator, telephone point and power points.	Agents Notes Freehold Council Tax- EPC- E Planning permission for residential use.
Office/Possible Dining Room 13'5" x 12'5" Window to the rear aspect, radiator, telephone point and power points.	Bedroom Four 13'5" x 13'5" Window to the rear aspect, radiator, telephone point and power points.	

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 £300.00 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

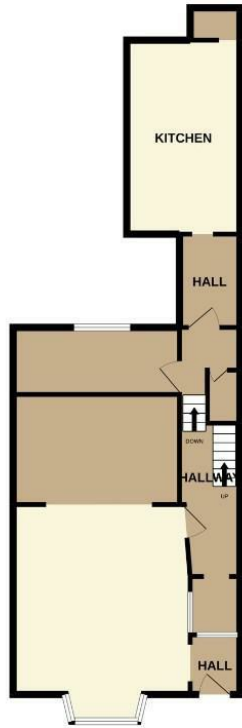
This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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.

AUCTION ENDING - 28/11

Hunters present a MIXED USE Grade II listed property located within SCARBOROUGH TOWN CENTRE and within close proximity to local amenities including the popular SCARBOROUGH SOUTH BAY offering SEA VIEWS from the second-floor front room. This property offers SUBSTANTIAL ACCOMODATION over FIVE FLOORS and would make the ideal INVESTMENT OPPERTUNITY, perfect for those seeking to open their own RESTAURANT/OFFICES/SUBSTANTIAL FAMILY HOME.

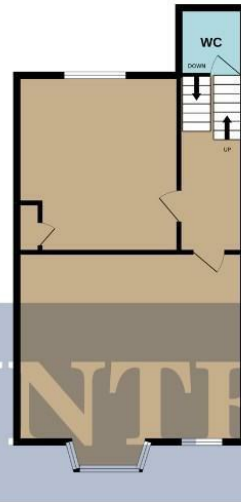
GROUND FLOOR



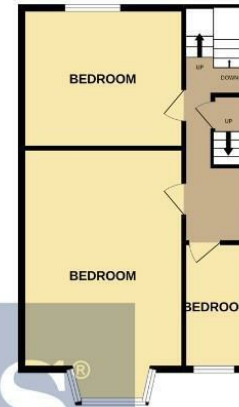
1ST FLOOR



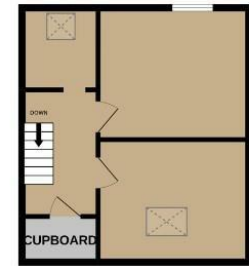
2ND FLOOR



3RD FLOOR



4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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