



**HUNTERS®**  
HERE TO GET *you* THERE

Old Malton Road, Staxton, Scarborough | By Auction £95,000  
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.

Utility Room/Entrance Hall  
UPVC double glazed door to the side aspect, laminated laid wood style flooring, cupboard housing boiler, range of base units with roll top work surfaces, integrated washer/dryer, radiator, spotlights, sink and power points.

Lounge/Diner  
UPVC double glazed bi folding doors to the front aspect, UPVC double glazed windows to the front and side aspects, oak beam, radiator, two wall mounted radiators, laminated laid wood style flooring, electric feature fireplace, TV point, telephone point and power points.

Kitchen  
UPVC double glazed window to the side aspect, laminated laid wood style flooring, range of wall and base units with roll top work surfaces, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven, gas hob, extractor hood, integrated microwave, spotlights and power points.

Hallway  
Radiator, loft access and power points.

Bedroom 1  
UPVC double glazed windows to the side aspect, walk in wardrobe, radiator and power points.

En Suite  
UPVC double glazed opaque window to the rear aspect, laminated laid wood style flooring, ladder style radiator, spotlights, extractor fan, and three piece suite comprising of fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with pedestal.

Bedroom 2  
UPVC double glazed window to the side aspect, walk in wardrobe, radiator and power points,

Bedroom 3/Office  
UPVC double glazed windows to the side aspect, TV point, spotlights, built in shelving and wardrobe space, radiator and power points.

Bathroom  
UPVC double glazed opaque window to the side aspect, ladder style radiator, spotlights, partially tiled walls, extractor fan and three piece suite comprising of panel enclosed bath with mixer taps and shower attachments, low flush WC and wash hand basin with pedestal.

Outside Space  
Decking area ideal for outdoor dining.

Parking  
Parking for 2 vehicles.

Agents Notes  
Council Tax- N/A

EPC- N/A  
Leasehold - 96 years left  
Ground Rent - £3960.00 to Luxuy Leisure Parks LTD

**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).**

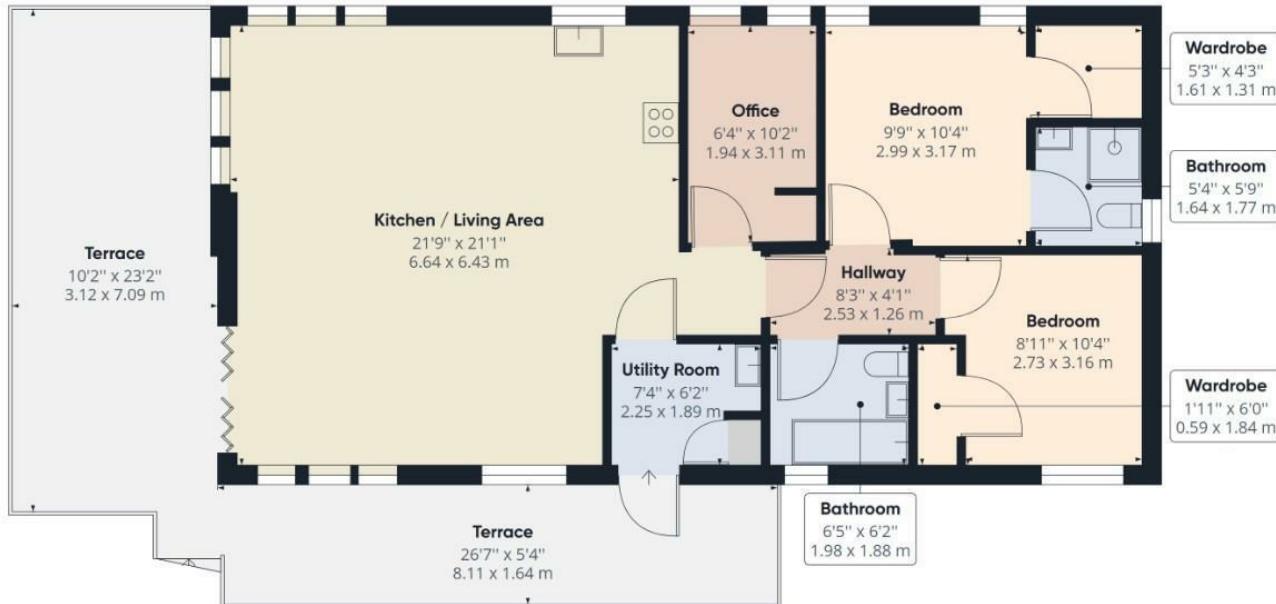
**If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.**

**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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.**

**Hunters are pleased to bring to the market this IMMACULATE lodge home, offering TWO/THREE BEDROOMS, DECKING AREA and OFF ROAD PARKING FOR TWO VEHICLES. Benefitting from UPVC DOUBLE GLAZING, EN SUITE SHOWER ROOM, MODERN INTERIOR and WALK IN WARDROBES this property will make the ideal purchase for a range of buyers being sold FULLY FURNISHED INCLUDING OUTDOOR FURNITURE.**



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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