



Stepney Road, Scarborough, , YO12 5NH

By Auction £315,000

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Hunters Exclusive are proud to bring to the market this STUNNING THREE BEDROOM DETACHED HOUSE situated in the HIGHLY DESIRABLE STEPNEY location of Scarborough on a SUBSTANTIAL sized plot boasting THREE BEDROOMS, CONSERVATORY, ATTRACTIVE REAR GARDEN, LARGE GARAGE and AMPLE PARKING creating the PERFECT HOME for a RANGE OF BUYERS! This is NOT ONE TO MISS!

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.





Entrance Porch

Door to the side aspect, windows to the front and side aspects and tiled flooring.

Entrance Hall

Front door, window to the front aspect, coving, understairs cupboard, radiator, stairs to the first floor landing and power points.

Downstairs WC

Opaque window to the front aspect, low flush WC and wash hand basin with pedestal.

Lounge

Double glazed wooden window to the front aspect, UPVC double glazed wooden feature windows to the side aspect, doors to the conservatory, coving, two radiators, gas feature fireplace, TV point, telephone point and power points.

Dining Room

UPVC double glazed window to the rear aspect, coving, serving hatch, radiator and power points.

Kitchen

UPVC double glazed door, UPVC double glazed window to the rear aspect, coving, laminated floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for a dishwasher, sink and drainer unit, space for undercounter fridge/freezer, electric cooker, extractor hood and power points.

Conservatory

UPVC double glazed door to the side aspect, UPVC double glazed windows to the side and rear aspects and power points.

First Floor Landing

Double glazed wooden window to the front aspect, coving, radiator, loft access and power points.

Bedroom 1

UPVC double glazed window to the rear aspect offering beautiful sea views, coving, fitted wardrobes, radiator, telephone point and power points.



Bedroom 2

UPVC double glazed windows to the side and rear aspects, coving, fitted suite, radiator and power points.

Bedroom 3

UPVC double glazed wooden window to the front aspect, coving, fitted wardrobes, radiator and power points.

Bathroom

Double glazed wooden opaque window to the front aspect, laminated flooring, heated towel rail, fully tiled walls, shaver point and extractor fan, three piece bathroom suite comprising of: panel enclosed bath with mixer taps and electric shower, low flush WC and wash hand basin with vanity unit.

Garden

Mainly laid to lawn wrap around garden with plant and shrub borders, patio area, outside lights, shed and side and rear entrances.

Garage

Roller door, power and lighting, plumbing for washing machine, boiler, fuse box, meters and tap.

Parking

Parking space on the drive for three vehicles.

Material Information Scarborough

Tenure Type; Freehold

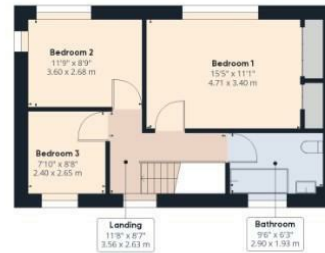
Council Tax Banding; E







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1500.02 ft²
139.36 m²

(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.

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	