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# Cambridge Place, Scarborough

## Auction Guide £85,000



Hunters are pleased to present this two-bedroom terraced house which presents a fantastic renovation opportunity, offering plenty of potential to create a beautiful home. The property features two reception rooms, providing flexible living space, and a kitchen that leads out to the rear garden.

Upstairs, there are two well-proportioned bedrooms, a bathroom, and a separate WC. While the house requires modernisation throughout, it retains plenty of character and could be transformed with the right vision. The rear garden offers additional outdoor space, perfect for relaxing or further development. Ideal for buyers looking to put their own stamp on a property, this home is a great investment in a sought-after location. Cambridge Place is a charming and well-located street, offering a mix of period and modern properties with convenient access to local amenities and excellent transport links.

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.

END DATE - 28TH

## KEY FEATURES

- SOLD BY MODERN METHOD OF AUCTION
- Two Reception Rooms
  - Two Bedrooms
  - Family Bathroom
- Council Tax: B
- EPC: TBC



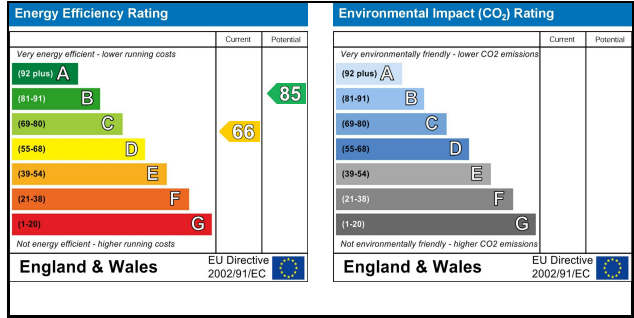
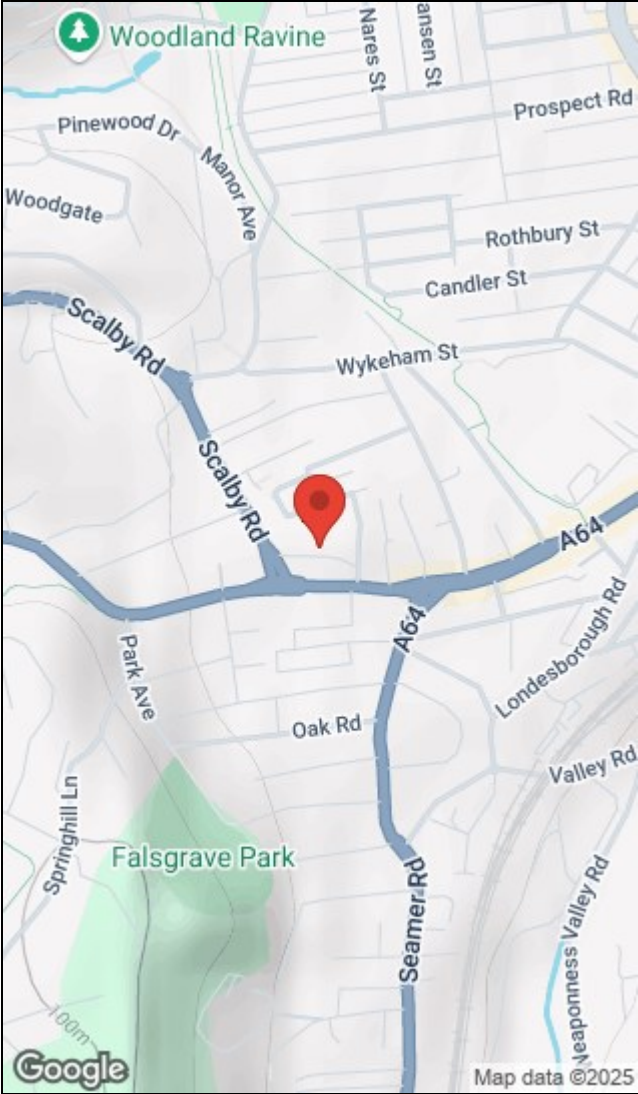












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