



Park Street, Scarborough

- Detached Cottage
 - Two Reception Rooms
 - Off Road Parking
 - EPC:D
 - Converted Warehouse
 - Three Bedrooms
 - Car port
 - Close To Local Amenities
 - Council Tax:B
 - Outside Tap & Electric
- Auction Guide £190,000**

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Park Street, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this CHARMING THREE BEDROOM DETACHED COTTAGE LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF FALSGRAVE IN SCARBOROUGH. Benefiting from OFF STREET PARKING, CAR PORT, ELECTRIC RADIATORS and MODERN FITTED KITCHEN creating the perfect home for a range of buyers including COUPLES, FAMILIES and HOLIDAY Lets.

This bright and airy property has been converted by the current owners from a warehouse into a beautiful family home and briefly comprises of: spacious lounge, dining room, bedroom benefiting from en suite and modern fitted kitchen benefiting from two sinks. Upstairs you are welcomed with two generous size bedrooms, occasional room/ large landing, and family shower room. To the outside of the property you are presented with a low maintenance garden, off road parking, garage and shed.

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).

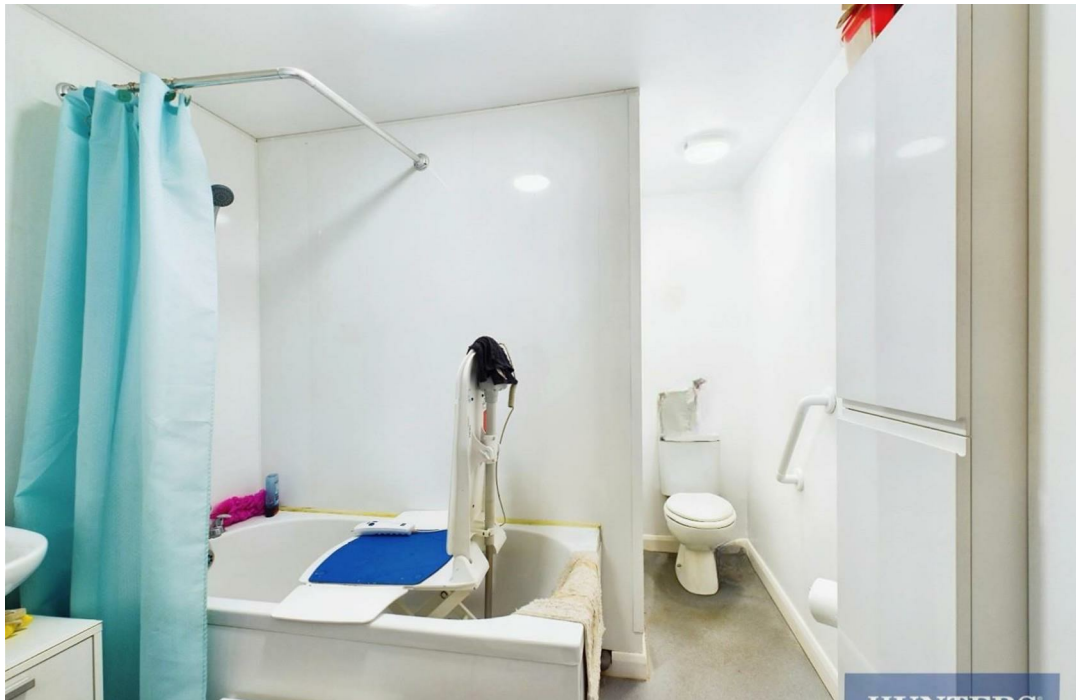
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

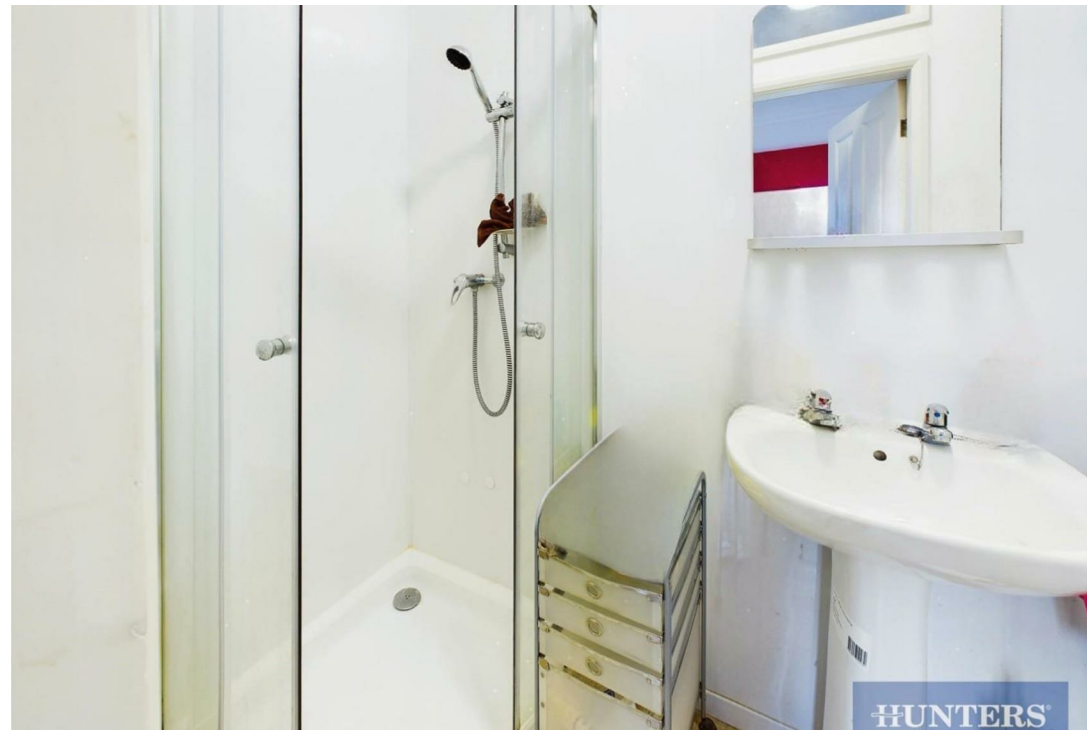
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

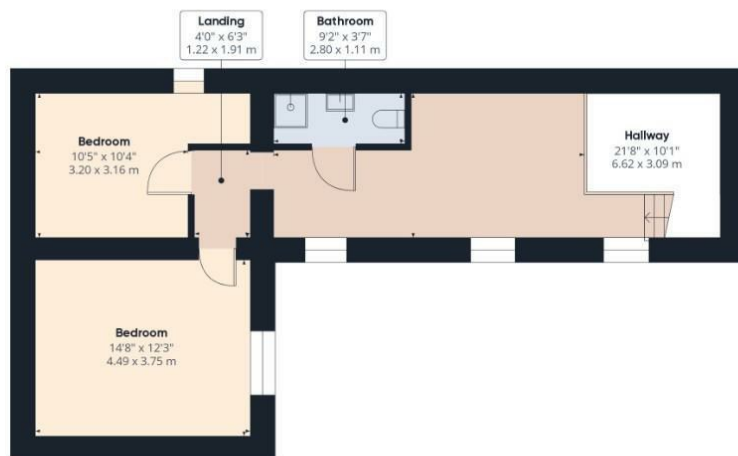
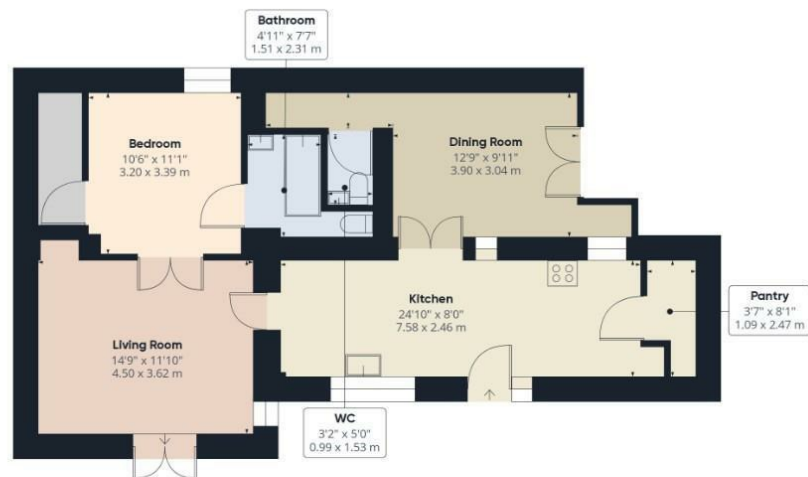
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.









Approximate total area[®]
1359.1 ft²
126.26 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.

GIRAFFE360

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	

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.

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

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE