



HUNTERS[®]
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HUNTERS

Main Street, Seamer, Scarborough

By Auction £140,000



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.

Situated in the picturesque village of Seamer, just to the south of Scarborough, this delightful two-bedroom end-terrace cottage offers a wealth of possibilities — whether you're seeking a full-time residence, a weekend retreat, or a savvy investment opportunity.

Internally, the cottage welcomes you into a spacious living room with characterful exposed beams and a staircase leading to the first floor. A modern kitchen/breakfast room provides a bright and functional space for everyday living, with access to the rear porch that opens onto a private courtyard garden. Upstairs, the property features two generously sized double bedrooms and a well-appointed Jack & Jill style bathroom, creating an ideal layout for families, couples, or guests. Externally, the property includes an electric car charging point.

KEY FEATURES

- Two Bedrooms
- End of Terrace Cottage
- Charming Character Features
- Courtyard and Lawned Gardens
- Additional Garden Room
- Council Tax: B
- TO BE SOLD VIA MODERN METHOD OF AUCTION







