



1 Woodall Avenue, Scarborough YO12 7TH
Guide Price £220,000



- GREAT INVESTMENT OPPORTUNITY BLOCK OF TWO APARTMENTS
- SOUGHT AFTER LOCATION CLOSE TO PEASHOLM PARK AND NORTH BAY
- SHOULD BE OF INTEREST TO BUY TO LET, HOLIDAY LET AND MULTIGENERATIONAL BUYERS
- GROUND FLOOR ONE BEDROOM APARTMENT and a DUPLEX FIRST/SECOND FLOOR THREE BEDROOM APARTMENT
- OUTSIDE AREA TO REAR
- VIEWING A MUST TO APPRECIATE THE PROPERTY ON OFFER

+++CPH are pleased to offer to the market this BLOCK OF TWO SELF-CONTAINED APARTMENTS (divided as - a GROUND FLOOR ONE BEDROOM APARTMENT and a DUPLEX FIRST/SECOND FLOOR THREE BEDROOM APARTMENT) WHICH IS AN IDEAL INVESTMENT OPPORTUNITY AND SHOULD SUIT A VARIETY OF PURCHASERS INCLUDING MULTI GENERATIONAL LIVING, BUY TO LET, HOLIDAY LETS OR OWNER OCCUPIER WITH AN INCOME STREAM.+++

The ground floor apartment comprises; private entrance, living room, bedroom, kitchen and bathroom. There is also access onto the rear yard from this apartment.

The first/second floor duplex apartment offers private entrance with staircase leading to the accommodation, living room, modern kitchen, double bedroom and a family shower room.

A further staircase to the second floor where this apartment offers two further bedrooms and a bathroom. Externally, this property provides a front forecourt and enclosed rear yard with two storage workshops with light/power.

The property is well located centrally to Scarborough town centre, Peasholm Park and Scarborough North Bay therefore affords excellent access to a wide range of attractions and amenities including a choice of popular eating and drinking establishments, Scarborough cricket ground, open air theatre, proposed multiplex cinema and 'Alpamare' water park. Viewing is highly recommended and is by appointment.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

FLAT 1:

Lounge

15'5" x 12'1" max

Bedroom

12'5" max x 12'1" max

Kitchen

10'9" x 9'10"

Rear Hallway

Bathroom

10'5" x 4'7"

FIRST FLOOR

FLAT 2:

Hallway

Lounge

19'4" x 12'1"

Bedroom

12'9" x 12'1"

Shower Room

7'10" max x 7'6" max

Kitchen

9'10" max x 8'6" max

SECOND FLOOR

Landing

Bedroom

14'9" max x 9'2" max

Bedroom

10'9" max x 8'2" max

Bathroom

9'6" x 5'10"

Outside

Forecourt to the front and a low maintenance yard area to the rear with store sheds.

Tenure

The property is Freehold

Council tax and EPC

Both apartments are band A
EPC - D rating on each

Details prepared by/ Date

GV 14/02/24

Auction

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. Payment varies but will be no more than £450.00. These services are optional.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

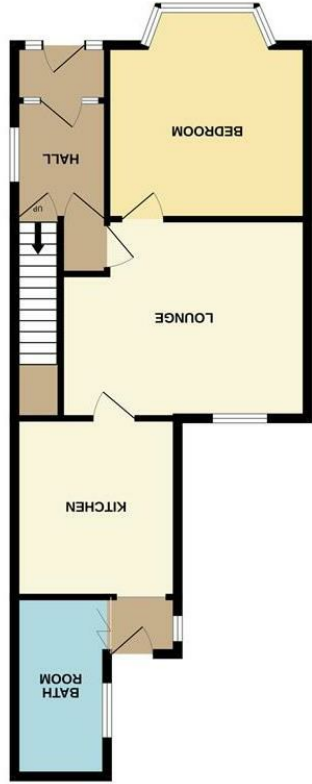
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as taken for any area, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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