



3 Grosvenor Crescent, Scarborough YO11 2LJ  
Auction Guide £150,000





- Five self-contained compact letting units plus the owner's three bedroom apartment
- If the owner's accommodation is also let out the vendor informs us that the whole property has a letting potential of approximately £24,000 per annum
- For sale by MODERN METHOD OF AUCTION
- Sold With tenants in Situ
- Viewing strictly by appointment only

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

+++Five self-contained compact letting units plus the owner's three bedroom apartment. If the owner's accommodation is also let out the vendor informs us that the whole property has a letting potential of approximately £24,000 per annum. The property is part of a wooded crescent in Scarborough's south side just behind the popular Ramshill shopping parade. The building is fully let and Full internal inspection was not possible. +++

#### DIRECTIONS:

From Ramshill turn onto Albion Crescent then left onto Grosvenor Crescent. Continue right around. This property is on the left.

#### AUCTION INFORMATION: Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & CPH Property Service for themselves & for the vendors, owners or landlords of the property whose agents CPH are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of CPH or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these







**BASEMENT FRONT**

LETTING UNIT 1 - £320 p.c.m.

GROUND FLOOR Potential £380 p.c.m.

**OWNERS ACCOMMODATION**

Total three bedrooms one on rear ground floor and stair down to two rear basement bedrooms.

**ENTRANCE HALL**

**SEPARATE WC**

**LOUNGE/DINING ROOM (19'3" into bay x 14' into alcove)**

Corniced centre piece, corniced coving, picture rail, marble fire surround, deep skirtings, radiator.

**KITCHEN (16'3" x 6'6")**

Modern work tops, base units, wall cupboards, inset gas hob, eyelevel built-in oven, stainless steel sink unit, plumbing for automatic washing machine, plumbing for dishwasher, rear door to garden.

**BEDROOM (16' plus bay x 11'3")**

**EN-SUITE SHOWER ROOM**

Vanity hand basin both in white.

**DOWN STAIRS FROM ENTRANCE HALL TO**

**BASEMENT REAR**

**BEDROOM (18'6" into bay x 11')**

Radiator.

**BEDROOM (19' x 6')**

Radiator, rear door to

**SEPARATE WC**

**BATHROOM**

Two piece suite in white comprising bath and hand basin, door into

**DRYING ROOM**

Free standing gas central heating boiler.

**FIRST FLOOR**

LETTING UNIT 3 £320 p.c.m.

LETTING UNIT 4 £320 p.c.m.

**SECOND FLOOR**

LETTING UNIT 5 £320 p.c.m.

LETTING UNIT 6 £320 p.c.m.

Accommodation comprises

**LOUNGE/BEDROOM (16'3" x 12' into alcove)**

Fitted wardrobes, electric fire under wooden mantle.

**DINING KITCHEN (16'3" x 7')**

Work tops and base units, stainless steel sink unit, inset hob, built-in eye level oven, wall mounted coin slot meter, inner door to

**INNER HALL**

Vanity style hand basin, inner door to

**SHOWER ROOM/WC**

**NOTE**

The building is fully let and internal inspection was not possible.

**COUNCIL TAX**

Ground Floor Flat - Band B

Flat 3 - Band A

Flat 4 - Band A

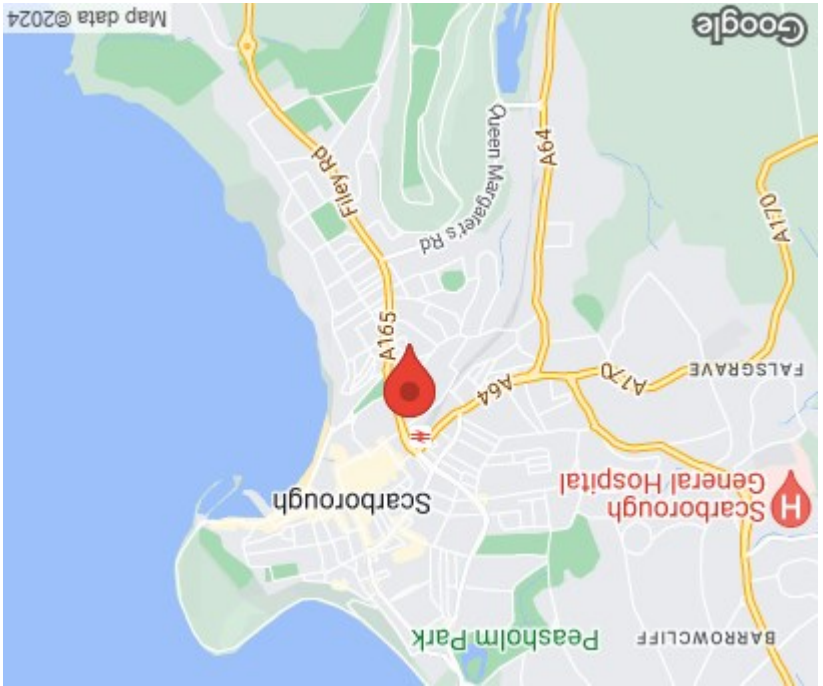


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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

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While every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error 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 operability or efficiency can be given.  
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TOTAL FLOOR AREA : 3181 sq ft (295.5 sq m), approx.

