



9 Oak Road, Scarborough YO12 4AP  
Auction Guide £170,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOR SALE BY MODERN METHOD OF AUCTION
- THREE BED SEMI-DETACHED HOME
- NO ONWARD CHAIN
- INVESTMENT PROPERTY/FAMILY HOME

Offered to the market with NO ONWARD CHAIN is this THREE BEDROOM SEMI-DETACHED HOME which would make an excellent INVESTMENT PROPERTY/FAMILY HOME. 'In our opinion' we feel that the property would benefit from a SCHEME OF MODERNISATION and is arranged over TWO FLOORS with a FRONT & REAR YARD.

This Period circa 1879 built property is packed with character and benefits from many original features including marble fireplace, high ceilings, original ceiling rose's and cornices, original doors and fittings plus much more.

The property does also benefit from both gas central heating via a combination boiler and partial double glazing. The accommodation briefly comprises on the ground floor, entrance vestibule, hall with stairs to the first floor, lounge with bay window, separate dining room a further reception room and a kitchen fitted with a range of units and a door to the rear yard. On the first floor lies a substantial master bedroom, two further double bedrooms and a three-piece bathroom suite with separate w/c. Externally, to the rear of the property lies a low-maintenance yard with walled boundaries and an outside toilet with gated access back to the L-shaped front garden



Located within the ever popular Falsgrave area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarkets, eateries, local shops, a popular choice of schools and a college and a little further afar lies Scarborough Hospital, Scarborough Town Centre, Manor Road Park and Peasholm Park. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas.

Early internal viewing cannot be recommended enough, in order to fully appreciate this substantial family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION Externally

To the rear of the property lies an enclosed rear yard with outside w.c. To the front of the property lies a gated L shaped front yard/garden.

GROUND FLOOR

Entrance

Vestibule  
8'10" x 7'2" max

Details Prepared  
AB110424

Hallway

Auction  
Auctioneer's Comments

Lounge

14'1" x 13'1" max

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.

Dining Room

14'9" x 11'5" max

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).

Reception

11'9" x 12'9" max

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 £6,000.00 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.

Kitchen

12'9" x 9'10" max

FIRST FLOOR

Landing

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

Bedroom 1

14'5" x 18'8" max

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.

Bedroom 2

14'9" x 11'5" max

Bedroom 3

12'9" x 9'10" max

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.

Bathroom

8'2" x 8'2" max

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

WC

3'3" x 5'10" max

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.

**Interested? Get in touch:**

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**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



Map data ©2024 Google  
 TOTAL FLOOR AREA: 1629 sq. ft. (151.3 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan for building purposes only and should be used as such. 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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