



1 Ackworth Street, Scarborough YO12 5EZ
Auction Guide £100,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



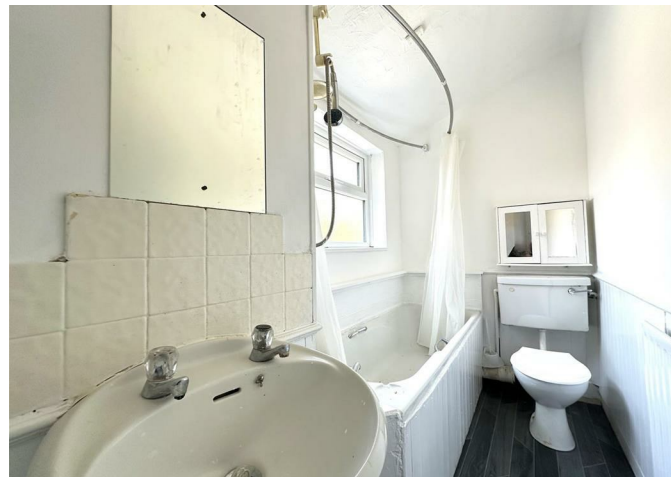
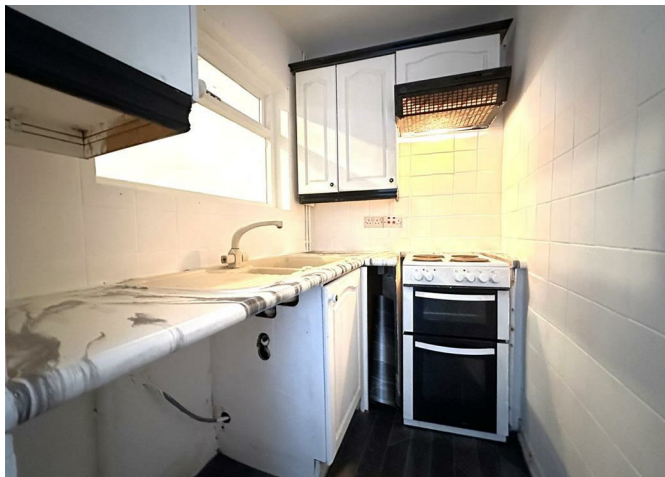
- FOR SALE BY MODERN METHOD OF AUCTION
- DETACHED TWO BEDROOM DETACHED HOME
- LOCATED WITHIN CLOSE PROXIMITY TO SCARBOROUGH TOWN CENTRE
- ENCLOSED AND COVERED YARD
- NO ONWARD CHAIN

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

Well located within a secluded yet central position within Scarborough Town Centre is this DETACHED TWO BEDROOM HOME offered to the market with NO ONWARD CHAIN. We feel that this would make a FANTASTIC INVESTMENT OPPORTUNITY and internal viewing does come highly recommended.

The accommodation comprises in brief on the ground floor; entrance vestibule in to an open plan living/dining space which has a staircase leading up to the first floor landing. From the lounge lies does into a fitted kitchen with door onto an enclosed and covered yard area (which subject to necessary planning permissions, could be converted into further accommodation or a larger kitchen). To the first floor there is access to two double bedrooms, one of which benefits from the en-suite bathroom.

The property is well located in a secluded, yet central position with Scarborough and affords easy access to a wealth of amenities and attractions including Falsgrave Park, popular junior school, local shops on Falsgrave shopping parade, a choice of popular drinking and eating establishments as well as Scarborough Town Centre and Train Station also within proximity.





ACCOMMODATION:

GROUND FLOOR

Lounge/Diner

18'8" max x 12'5" max

Covered Store/Utility

12'1" max x 10'2" max

Kitchen

10'9" max x 4'7" max

FIRST FLOOR

Bedroom One

12'5" max x 9'6" max

Bedroom Two

9'6" x 8'10"

Bathroom

10'9" max x 4'7" max

Details Prepared

PFTL/120724

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.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

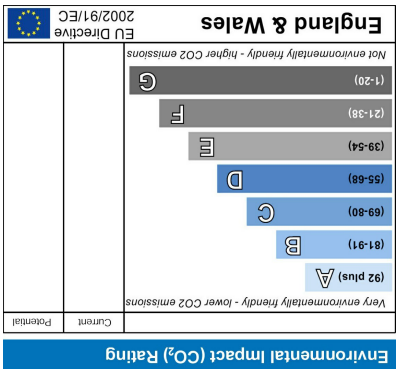
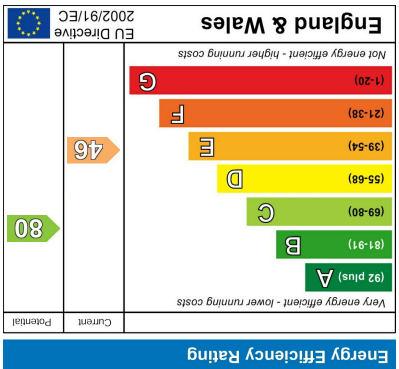
t. 01723 352235

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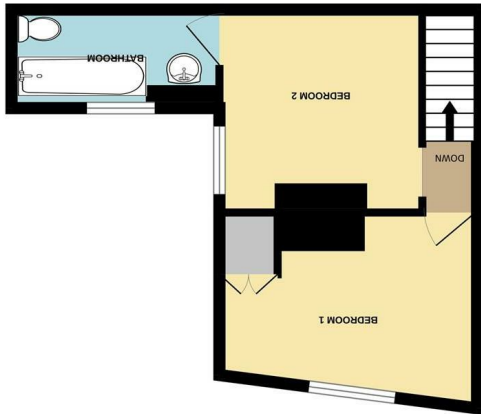
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



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 approximate and no responsibility is taken for any 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 operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

