





2 Row Farm Cottages Woodlands Drive

Scarborough, Scarborough

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).

CPH are delighted to present to the market this WELL PRESENTED, ONE BEDROOM PERIOD COTTAGE which is located on the outskirts of Scarborough with OPEN ASPECT COUNTRYSIDE VIEWS. The cottage offers an OPEN PLAN LOUNGE and MODERN KITCHEN, OFF-STREET PARKING and an ENCLOSED LAWNED REAR GARDEN. Situated within the much sought after NORTH SIDE of SCARBOROUGH, the property would be well suited to a wide range of buyers from first time buyers, someone looking to downsize or wanting a base in Scarborough and the property would make for an ideal holiday home.

The accommodation is well proportioned over two floors and in briefly comprises on the ground floor of an entrance hall, with stairs to the first floor and a built-in storage cupboard open plan to the lounge with double patio doors leading out to the rear garden and is open plan to a modern kitchen with an integrated oven and hob plus a range of wall and base units. To the first floor lies a landing with doors leading to a double bedroom and a modern bathroom with white three piece suite. Outside of the property benefits from a private rear garden laid mainly to lawn with hedged and walled boundaries plus an allocated parking space. 'In our opinion' we feel that the property is offered to the market in great order throughout with a modern kitchen, windows and combi boiler (all fitted within the last couple of years).

Located within the ever popular North side of Scarborough and provides easy access to Scarborough Hospital and other amenities.





ACCOMMODATION

GROUND FLOOR

Entrance Hall - Dimensions: 10' 2" x 6' 7" (3.1m x 2.0m).

Lounge - Dimensions: 13' 5" x 8' 6" (4.1m x 2.6m).

Kitchen - Dimensions: 10' 2" x 6' 11" (3.1m x 2.1m).

FIRST FLOOR

Landing - Dimensions: 8' 2" x 5' 11" (2.5m x 1.8m).

Bedroom - Dimensions: 13' 1" x 10' 2" (4.0m x 3.1m).

Bathroom - Dimensions: 8' 2" x 7' 3" (2.5m x 2.2m).

Auction Information:

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 4.50% 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.

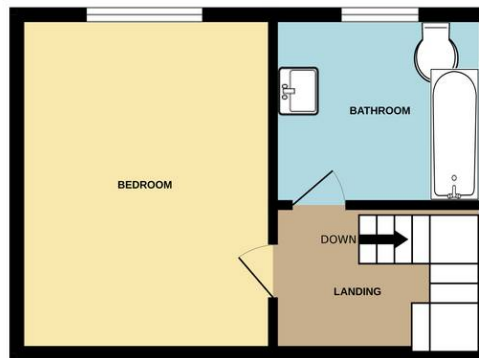
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 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 approximate and no responsibility is taken for any error, 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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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