







## 55 Church Lane

Cayton, Scarborough

- NO ONWARD CHAIN
- RENOVATION OPPORTUNITY
- THREE BEDROOM DETACHED HOUSE
- AMPLE OFF-STREET PARKING & GARAGE
- SUBSTANTIAL GARDENS

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 4.50% 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.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: C

Tenure: Freehold







## ACCOMMODATION

### GROUND FLOOR

#### Living Room

13' 5" x 10' 10" (4.10m x 3.30m)

#### Dining Room

13' 9" x 10' 2" (4.20m x 3.10m)

#### Sitting Room

11' 6" x 8' 10" (3.50m x 2.70m)

#### Kitchen

6' 7" x 12' 6" (2.00m x 3.80m)

### FIRST FLOOR

#### Bedroom 1

11' 6" x 10' 2" (3.50m x 3.10m)

#### Bedroom 2

13' 5" x 10' 10" (4.10m x 3.30m)

#### Bedroom 3

11' 6" x 9' 2" (3.50m x 2.80m)

#### Bathroom

6' 7" x 7' 7" (2.00m x 2.30m)

#### Wc

2' 7" x 4' 7" (0.80m x 1.40m)

### Externally

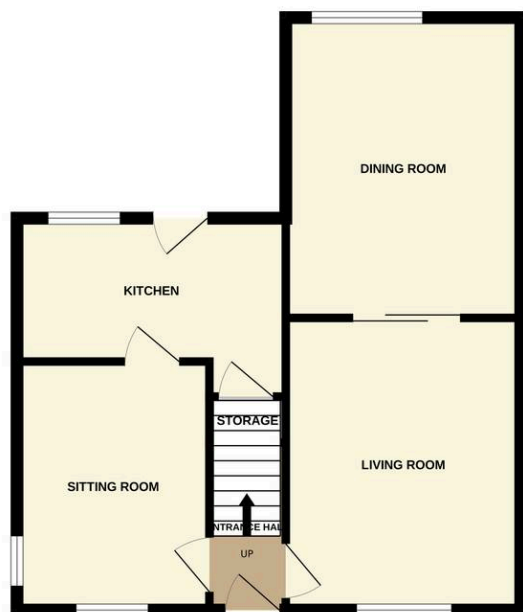
To the rear of the property lies a generous rear garden with storage sheds, greenhouses and ample parking. To the front of the property lies a well presented front garden with driveway leading to a larger than average single detached garage.

### Details Prepared

AB061025



GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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  
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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