



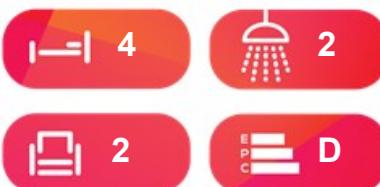
colin ellis

Prospect Road, Scarborough, YO12 7JX

** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000 **

Colin Ellis welcome to the market a FOUR bedroom property currently being used as a rental. This SEMI DETACHED property offers THREE reception rooms, TWO bathrooms and a downstairs room that was PREVIOUSLY A W/C. This property would benefit from some modernisation but has been priced accordingly. NO ONWARD CHAIN. Auction will end on 20th May 2025.

Auction Guide £115,000



DESCRIPTION

Briefly comprising of a reception room, bay fronted lounge, dining room, kitchen and a room that was previously a downstairs w/c.

The first floor offers two bedrooms, a shower room and a bathroom. The second floor benefits from two further bedrooms.

To the front of the property is a gated front garden.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark.

ENTRANCE HALL

Power points and uPVC double glazed window and door.

LOUNGE

4.7 x 3.5 (15'5" x 11'5")

Coving, uPVC double glazed window, double radiator, and power points.

DINER

4.6 x 3.3 (13'1" x 10'9")

Single radiator, uPVC double glazed window and power points.

KITCHEN

3.1 x 2.8 (10'2" x 9'2")

Base, wall and drawer units, wood work top, tiled splash back, integrated electric oven and hob, space for fridge and freezer, sink/drainer unit, mixer tap, uPVC double glazed window, double radiator and power points.

BEDROOM ONE

3.3 x 2.8 (10'9" x 9'2")

Single radiator, uPVC double glazed window and power points.

BEDROOM TWO

3.6 x 3.0 (11'9" x 9'10")

Single radiator, uPVC double glazed window and power points.

BEDROOM THREE

3.3 x 5.0 (10'9" x 16'4")

Single radiator, uPVC double glazed window and power points.

BEDROOM FOUR

4.4 x 3.5 (14'5" x 11'5")

Power points and uPVC double glazed window.

BATHROOM

3.5 x 1.2 (11'5" x 3'11")

Panel bath, basin with pedestal, low flush wc, uPVC double glazed window and single radiator.

EN - SUITE

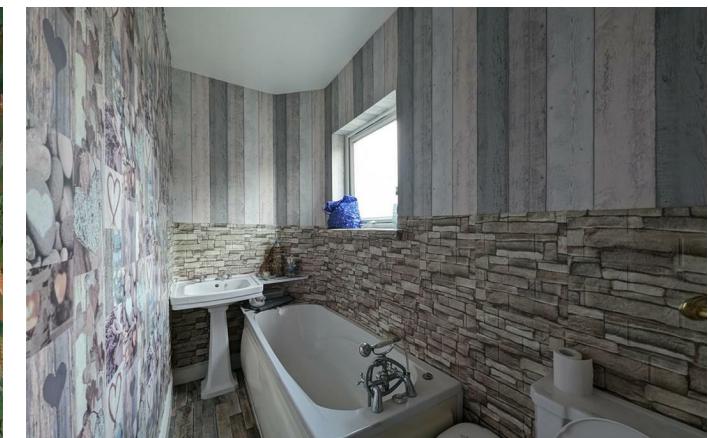
Basin with pedestal, low flush wc, shower cubicle, uPVC double glazed window and single radiator.

OUTSIDE

Gated front garden.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

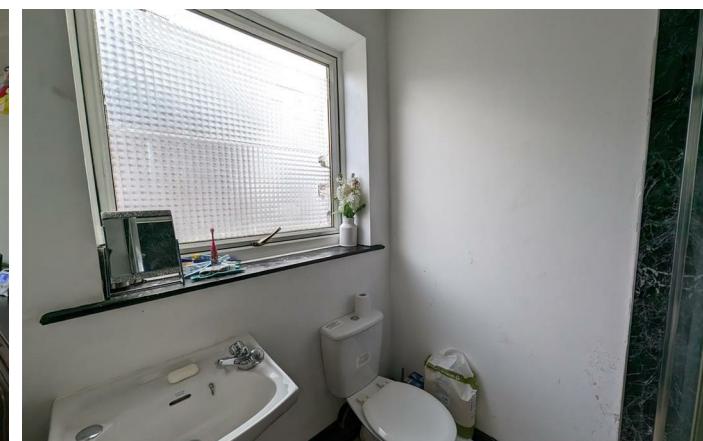
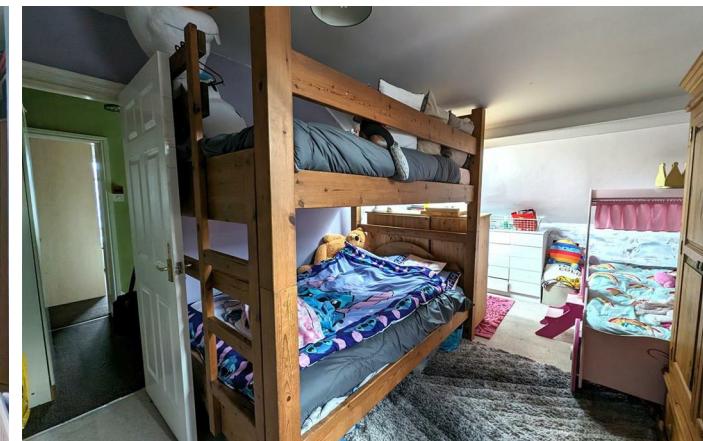
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

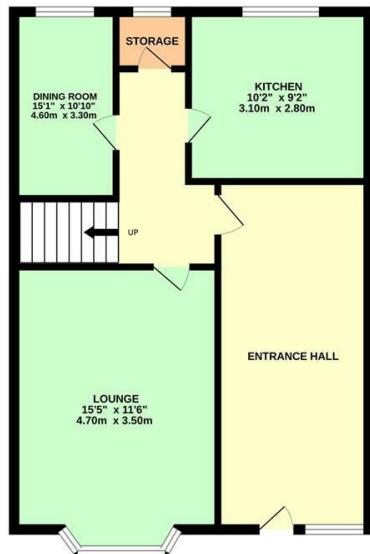
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

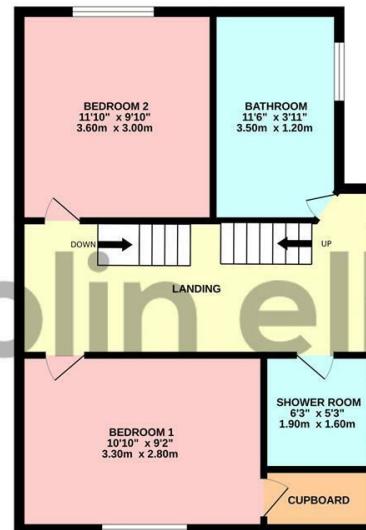
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



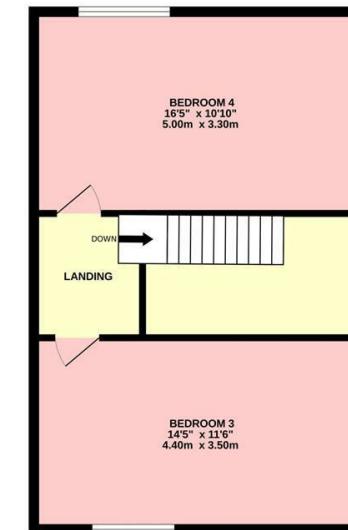
GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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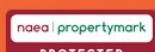
Prospect Road - 18572868

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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