



## The Crescent, Scarborough, YO11 2PW

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000  
Colin Ellis welcome to the market a GROUND FLOOR apartment set within the DESIRABLE The Crescent. This TWO BEDROOM apartment has been used a main residence and a rental by the current owner. Benefitting from access to the communal outside space from the kitchen, a three piece bathroom, DUAL ASPECT lounge and having been RECENTLY REDECORATED, this home is WELL WORTH VIEWING. Offered with NO ONWARD CHAIN.

By Auction £95,000



## FULL

Briefly comprising of a communal entrance leading to the apartment hallway, dual aspect lounge, kitchen with access to the communal area, two bedrooms and a three piece bathroom.

The property is conveniently situated minutes from a wealth of local amenities including a future Multi-plex Cinema, bars, restaurants, and the Brunswick Shopping Centre. Tourist attractions include the Sea-Life Centre, Open Air Theatre, miniature railway and Alpamare Waterpark. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

## ENTRANCE HALL

Communal hall leading to entrance hall and double radiator.

## LOUNGE

*4.8 x 3.1 (15'8" x 10'2")*

Electric fire with surround, wall lights, uPVC double glazed window and double radiator.

## BEDROOM ONE

*3.6 x 2.8 (11'9" x 9'2")*

Build in cupboard, double radiator, uPVC double glazed window and power points.

## KITCHEN

Base, wall, and drwer units, wood worktop, tiled splash back, space for oven, hob and washing machine, sink/drainer unit, uPVC double glazed window and door, built in cupboard, double radiator and power points.

## BEDROOM TWO

Built in cupboard, double radiator, uPVC double glazed window and power points.

## BATHROOM

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

## AUCTION 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.

Auction finishes Thursday 12th December 2024 at 1pm.

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.

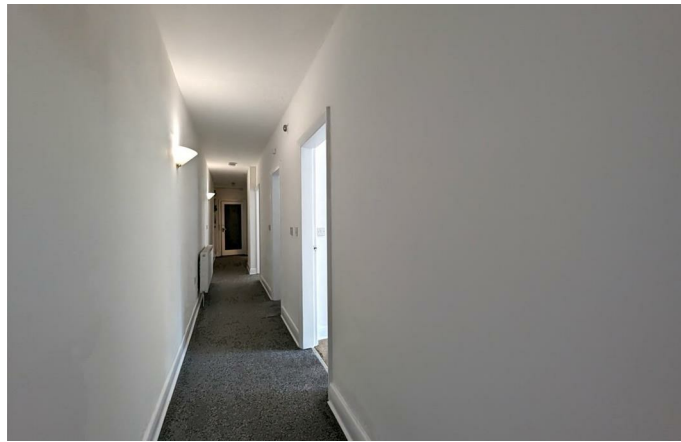
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.



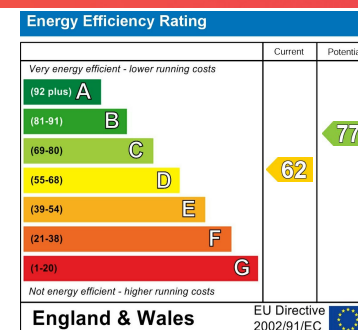
GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**The Crescent - 18608932**  
**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.



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