



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

1 Hunters Close, Scarborough
£180,000



1 Hunters Close

Scarborough, Scarborough

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE
- NO ONWARD CHAIN
- FOR SALE BY MODERN METHOD OF AUCTION
- TWO BATHROOMS & GROUND FLOOR WC
- CONSERVATORY, FRONT & REAR GARDENS
- OFF-STREET PARKING & GARAGE
- SUBJECT TO RESERVE PRICE & RESERVATION FEE

We are delighted to present this imposing four double bedroom detached family house, boasting a sought-after location and no onward chain. This elegant property is now available for sale by modern method of auction, offering a stress-free buying process. With two bathrooms and a convenient ground floor WC, this spacious home caters to modern family living effortlessly. The inclusion of a conservatory, front and rear gardens provides ample space for relaxation and outdoor enjoyment. Moreover, the property features off-street parking and a garage for added convenience.



Upon entering, one is greeted by a light and airy atmosphere, highlighting the charm and character of the residence. The heart of this home lies in its modern living room which flows seamlessly into the conservatory, offering an ideal space for family gatherings. The property's impressive en-suite adds a touch of luxury to the master bedroom, ensuring a tranquil retreat. Perfectly suited to family life, this property is a true gem, awaiting its new owners. Don't miss the opportunity to view this exceptional home.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Auction Details

For sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days. Interested parties personal data will be shared with the Auctioneer. 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 inc 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 inc VAT, subject to a minimum of £6,600.00. 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.

Externally

To the front of the property lies a low maintenance courtyard and off-street parking for 1 vehicle with the potential of creating further spaces. To the rear of the property lies a low maintenance rear garden with decked and paved seating areas. The property also boasts an integral garage.

AML

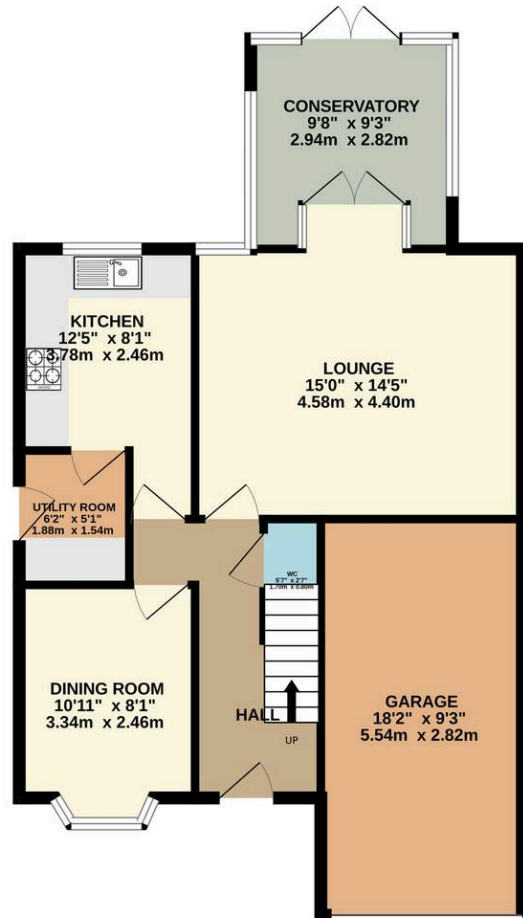
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

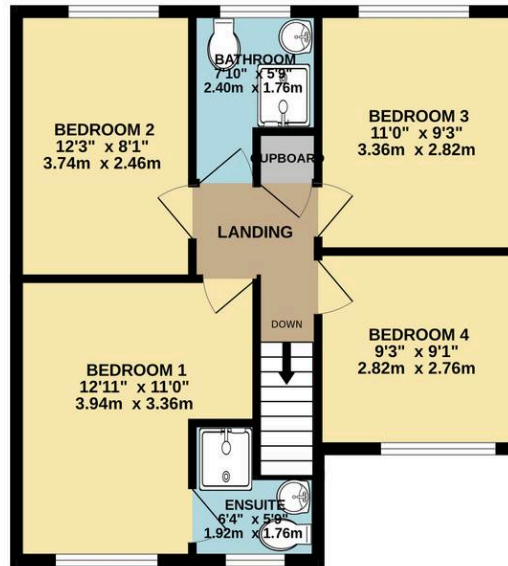
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GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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