



## Northstead Manor Drive, , Scarborough, YO12 6AB

- Three-bedroom semi-detached home
- Front and rear gardens
- Well-presented with scope to modernise
- Loft room with conversion potential (STPP)
- Driveway and detached garage
- For Sale By Modern Method Of Auction

**Offers Over £270,000**



# Northstead Manor Drive, , Scarborough, YO12 6AB

## DESCRIPTION

\*\*\*AUCTION CLOSING 16TH JULY\*\*\*

Hunters are delighted to bring to the market this well-presented three-bedroom semi-detached home, situated in the highly sought-after Northstead Manor area of Scarborough. Offering spacious accommodation throughout, the property provides an excellent opportunity for a purchaser to update and personalise to their own taste. The accommodation includes a bay-fronted living room, separate dining room, fitted kitchen, sun room, ground floor WC, three bedrooms and a family bathroom. A substantial loft room offers further potential to create additional living space, subject to the necessary regulations and approvals. Externally, the property benefits from front and rear gardens, a private driveway and a detached garage. Conveniently located close to local amenities, schools and Scarborough's North Bay, this property would make an ideal family home with plenty of potential.

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 £300.00 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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>

1906 ft<sup>2</sup>  
177.1 m<sup>2</sup>

Reduced headroom

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

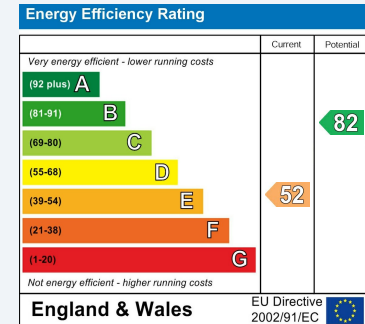
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>

