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Arundel Place, Scarborough

By Auction £195,000



****AUCTION DATE 14TH MAY****

Hunters are pleased to present this well-maintained property is arranged over two floors, offering excellent flexibility and a versatile layout. On the ground floor, there is a spacious entrance hallway, a utility room, a shower room, and a bedroom, along with a generous garage. Upstairs, the first floor features a bright open-plan kitchen and living area, a second utility room, a family bathroom, and two further bedrooms.

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.

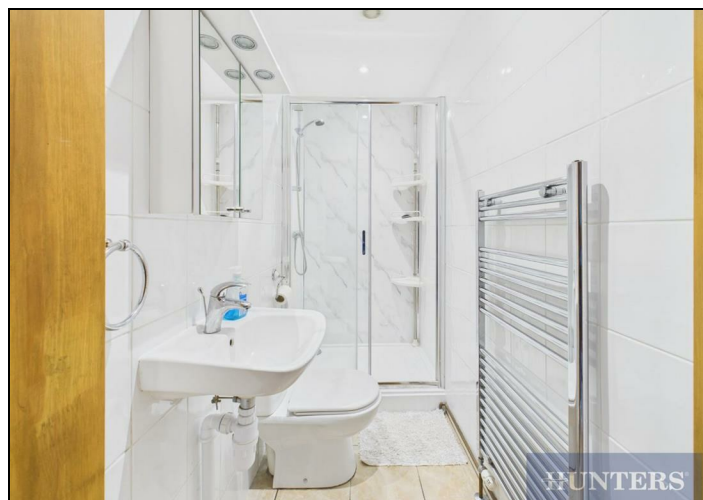
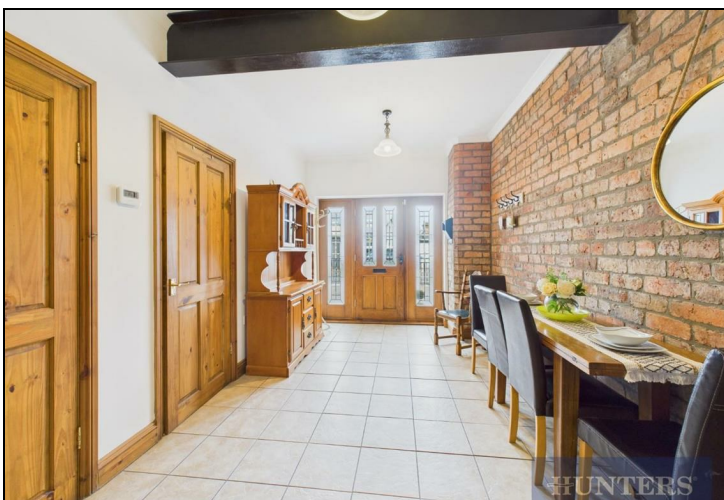
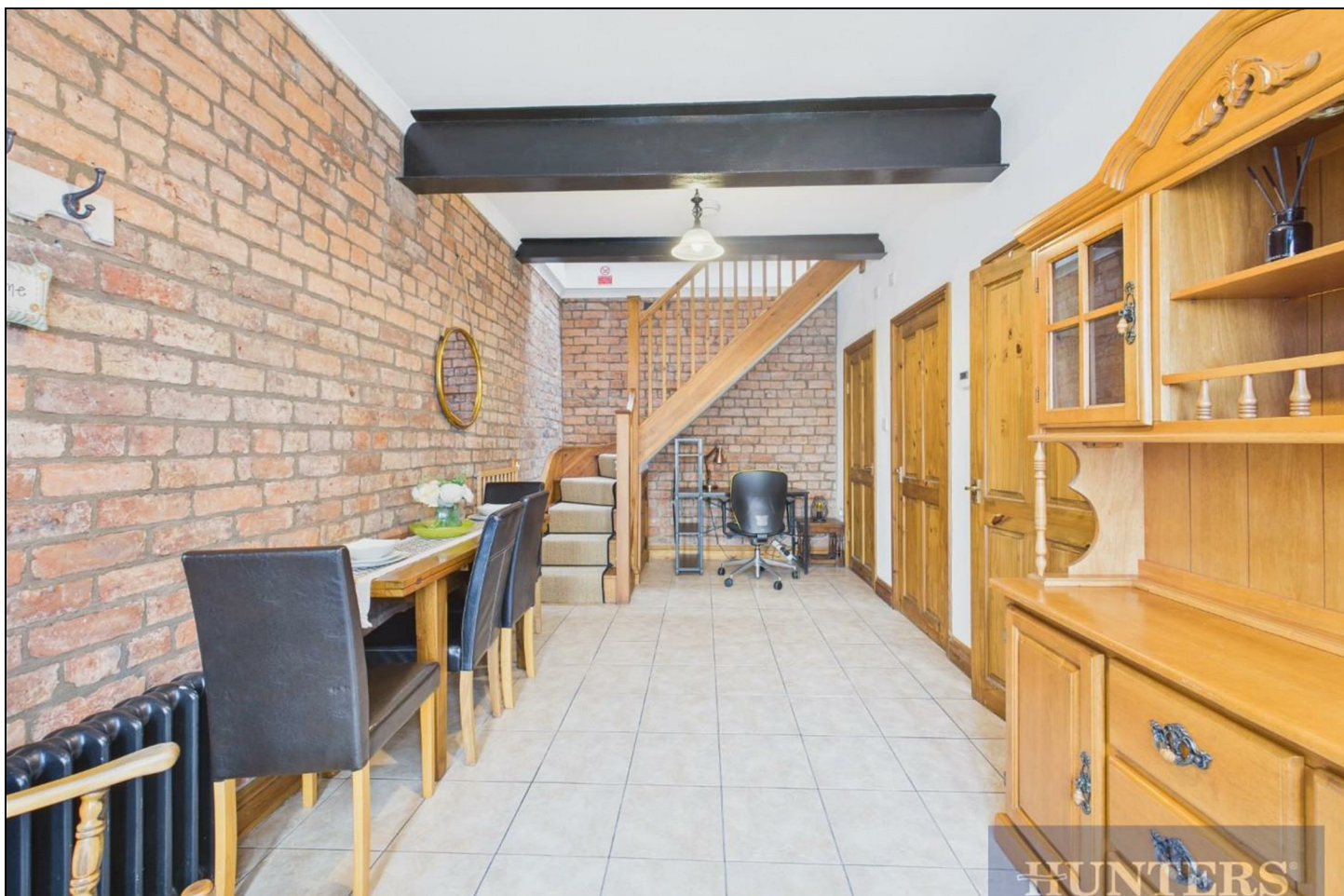
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

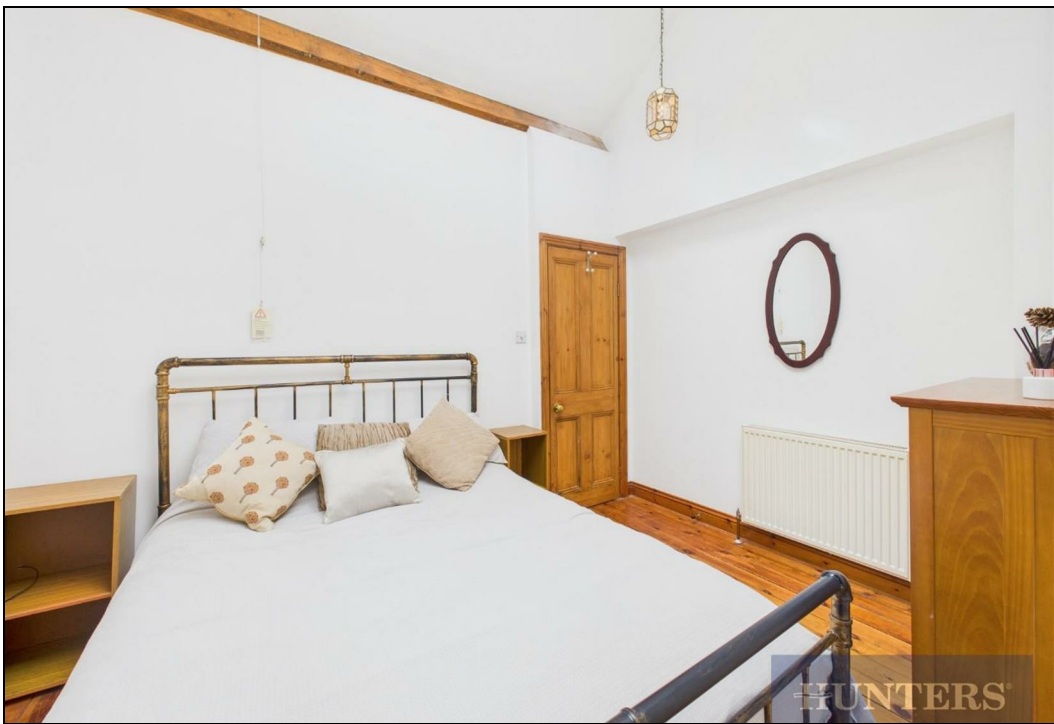
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.

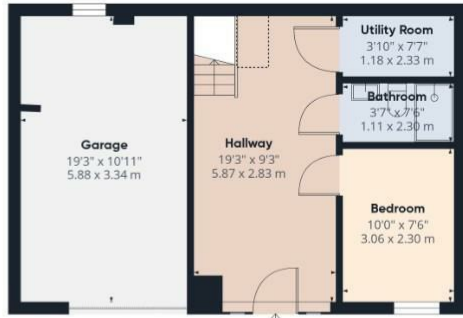
KEY FEATURES

- Sold Via auction
- Flexible two-storey layout with 3 bedrooms, 2 bathrooms, utilities, and garage
- Recent upgrades: new glazing, boiler, and 25-year roof warranty
- Option to buy fully furnished and holiday-let ready
- Generous garage with private parking
- Prime Scarborough town centre location near beaches and amenities
- Proven holiday let with strong rental history

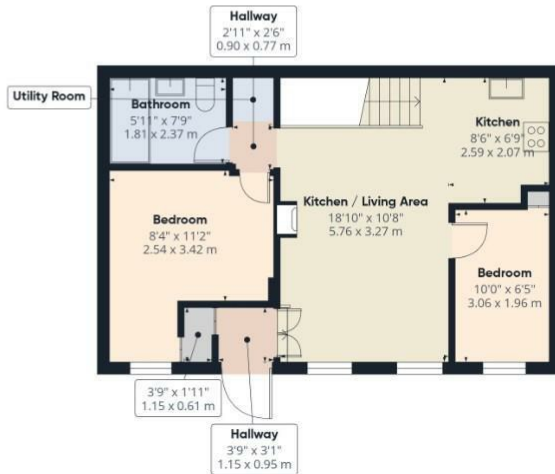








Ground Floor



Floor 1



Approximate total area^m

1018 ft²
94.4 m²

Reduced headroom

6 ft²
0.6 m²

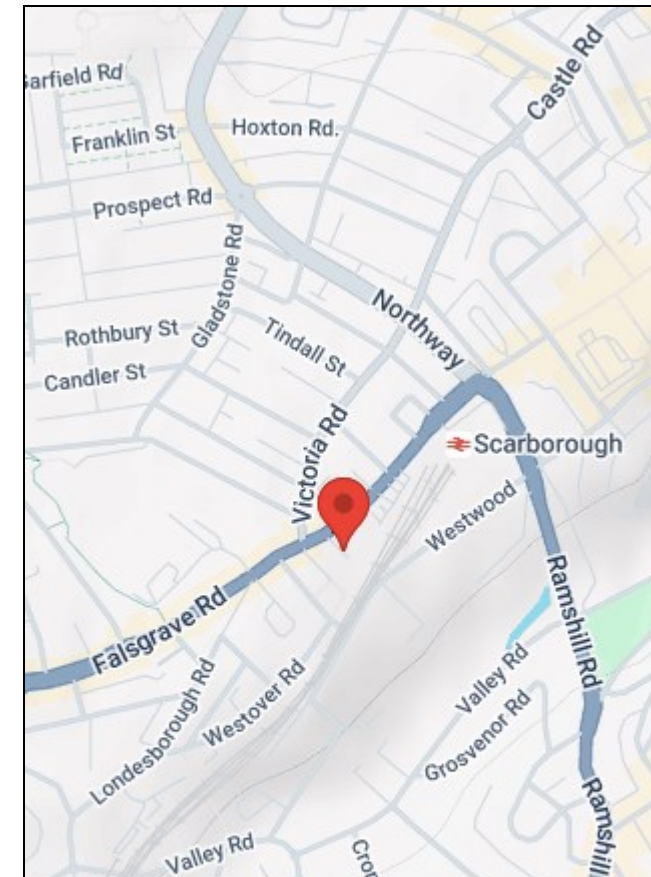
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	57
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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