

Victoria Road, Scarborough YO11 1SY

£90,000

Stephensons
commercial



An opportunity to acquire a vacant residential property in a convenient position close to Scarborough town centre. The property requires a degree of refurbishment and modernisation but offers scope to create a well-proportioned family home or investment property. Offered with vacant possession, the property presents an excellent opportunity for owner-occupiers, developers or investors.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



DESCRIPTION

141 Victoria Road presents an excellent opportunity to acquire a period home in Scarborough, with accommodation over three floors. Requiring a programme of refurbishment and modernisation throughout, the property offers scope for improvement and may suit owner-occupiers, investors or developers looking to create a refurbished residential dwelling in a well-established location.

The accommodation includes three bedrooms on the upper floors, with living and dining/kitchen areas on the ground floor. Outside, there is a courtyard to the very rear.

LOCATION

Victoria Road is a popular residential area within Scarborough, conveniently located close to local amenities, schools, and transport links, making it ideal for families and investors seeking rental potential.

Scarborough is a well-established coastal town and the principal commercial centre on the North Yorkshire coast. The properties are within easy reach of Scarborough Railway Station, the seafront, and the A64, which provides direct road connections to Malton, York and the wider regional network.

ACCOMMODATION

Gross Internal Area: 85.62 sq.m (922 sq.ft)

SERVICES

We understand that the property benefits from all mains services. Interested parties are advised to make their own enquiries.

TENURE

The property is offered for sale on a freehold basis with vacant possession.

LOCAL AUTHORITY

North Yorkshire Council.

LOCAL TAXATION

139 Victoria Road - Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

141 Victoria Road - D 56

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VAT

We understand that the property is not elected for VAT.

VIEWINGS

Strictly by way of appointment with the sole selling agent - Stephensons Estate Agents (01904 625 533)

AGENT'S NOTE

Please note that the adjacent property (139 Victoria Road) is also offered for sale by way of a separate listing.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

Partners:

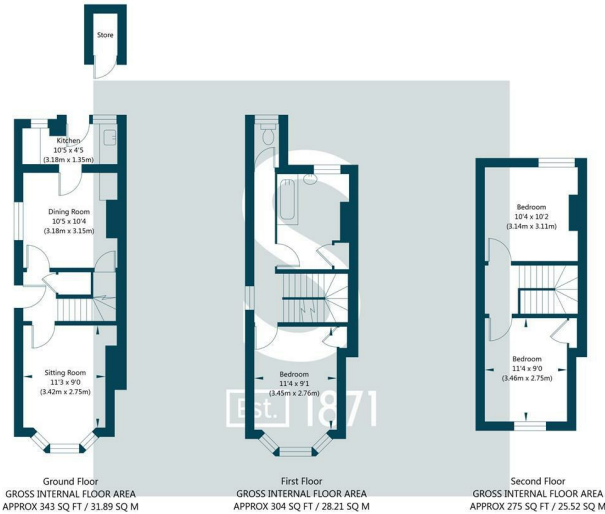
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

York: 01904 625533
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Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Associate Partners:

N Lawrence
I Jarvis MNAEA

Victoria Road, Scarborough, YO11 1SY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.62 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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