



Prospect Road, Scarborough, YO12 7LA

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £68,000 **

Offered to the market with vacant possession, this four bedroom mid-terrace property presents an exciting opportunity for investors, developers and buyers seeking a full renovation project.

Arranged over two floors the accommodation briefly comprises an entrance vestibule, hallway, bay-fronted living room, kitchen and utility area and WC to the ground floor. To the first floor are four bedrooms and a family bathroom.

Situated within an established residential area, the property benefits from local amenities, schools and transport links within easy reach.

By Auction £68,000



PROPERTY INFORMATION

The property now requires a comprehensive programme of modernisation and improvement throughout, providing purchasers with the opportunity to refurbish and add value to suit their own requirements. Retaining some attractive period features and generous room proportions, the house offers excellent potential to create a spacious family home or investment property, subject to any necessary consents.

The property is being sold with Title Possessory, and prospective purchasers are advised to make all necessary enquiries with their legal representative prior to bidding.

LIVING ROOM

3.51 x 3.65 (11'6" x 11'11")

KITCHEN

2.98 x 3.71 (9'9" x 12'2")

UTILITY AREA & WC

1.05 x 1.76 (3'5" x 5'9")

BEDROOM

3.54 x 3.66 (11'7" x 12'0")

BEDROOM

3.55 x 3.32 (11'7" x 10'10")

BEDROOM

2.95 x 3.26 (9'8" x 10'8")

BEDROOM

2.95 x 3.67 (9'8" x 12'0")

BATHROOM

2.17 x 1.73 (7'1" x 5'8")

IMPORTANT NOTICE

The property is offered with Possessory Title. All interested parties should seek independent legal advice regarding the implications of the title prior to submitting an offer or bidding.

** AUCTIONEERS ADDITIONAL 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.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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.







Approximate total area⁽¹⁾
 996 ft²
 92.4 m²

Reduced headroom
 3 ft²
 0.3 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.

GIRAFFE360

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		

England & Wales EU Directive 2002/91/EC

Prospect Road - 18629634
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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