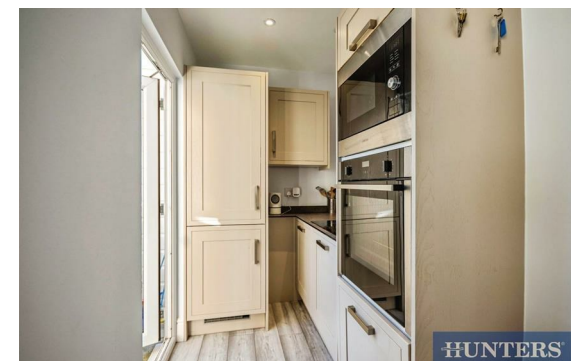




Princess Street, , Scarborough, YO11 1QR

- Beautifully renovated terraced house
- Four spacious bedrooms and two modern bathrooms
- Two generous reception rooms
- Recently renovated to a high standard
- No onward chain
- Stunning elevated sea views
- Contemporary kitchen
- Enclosed rear patio
- Currently operating as a successful holiday let
- A rare opportunity to own a permanent home or investment

Auction Guide £225,000



Princess Street, , Scarborough, YO11 1QR

DESCRIPTION

AUCTION ENDS: 21ST JULY

Hunters are delighted to present this beautifully renovated terraced home on the ever-popular Princess Street in Scarborough, just moments from the seafront and enjoying stunning harbour and sea views. Offered with no onward chain, it presents an excellent opportunity for both families and investors.

The accommodation includes a modern kitchen, two spacious reception rooms, a master bedroom with en-suite, three further well-proportioned bedrooms and a contemporary bathroom. Several rooms benefit from elevated views over Scarborough Harbour, while an enclosed rear patio provides a private outdoor space.

Finished to a high standard throughout and currently operating as a successful holiday let, this impressive coastal home offers both lifestyle appeal and strong investment 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.

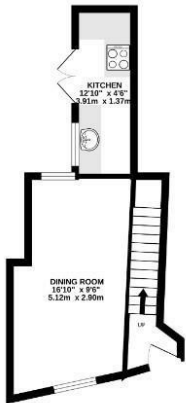
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.

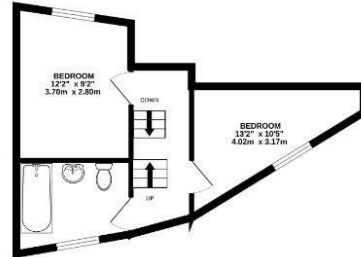




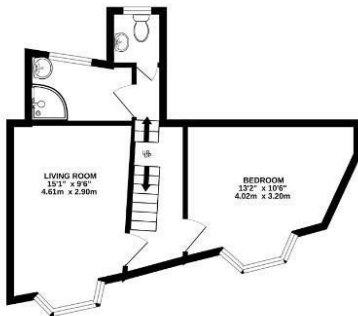
GROUND FLOOR
228 sq. ft. (21.3 sq.m.) approx.



2ND FLOOR
291 sq. ft. (27.0 sq.m.) approx.



1ST FLOOR
354 sq. ft. (32.9 sq.m.) approx.



3RD FLOOR
230 sq. ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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Viewings

Please contact 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-50) C			
(55-48) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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