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24 Fairfax Street, Scarborough

Guide Price **£90,000**



24 Fairfax Street

- FOR SALE BY TRADITIONAL AUCTION
- TWO BEDROOM TERRACED HOUSE
- SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS WITH FEATURE FIREPLACES
- LOW MAINTENANCE YARD
- LIVING ROOM WITH BAY WINDOW
- NO ONWARD CHAIN

Auction: This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

We are delighted to present this two bedroom terraced house, offered for sale by traditional auction and available with no onward chain.

The property boasts a welcoming living room with a striking bay window that fills the space with natural light, complemented by a feature fireplace that adds warmth and character. A second reception room, also with its own feature fireplace, provides a versatile space perfect for dining, entertaining, or creating a cosy snug. The well-proportioned bedrooms offer comfortable accommodation.

To the rear, the property benefits from a low maintenance yard, providing an outdoor retreat with plenty of potential for potted plants, seating, or alfresco dining. Situated in a convenient location with easy access to local amenities and transport links, this property presents an excellent opportunity to secure a delightful home. Early viewing is highly recommended to fully appreciate all that this inviting residence has to offer.





The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

Entrance

Hallway

Lounge 9' 6" x 9' 2" (2.90m x 2.80m)

Dining Room 12' 10" x 10' 2" (3.90m x 3.10m)

Kitchen 9' 10" x 6' 7" (3.00m x 2.00m)

FIRST FLOOR

Landing

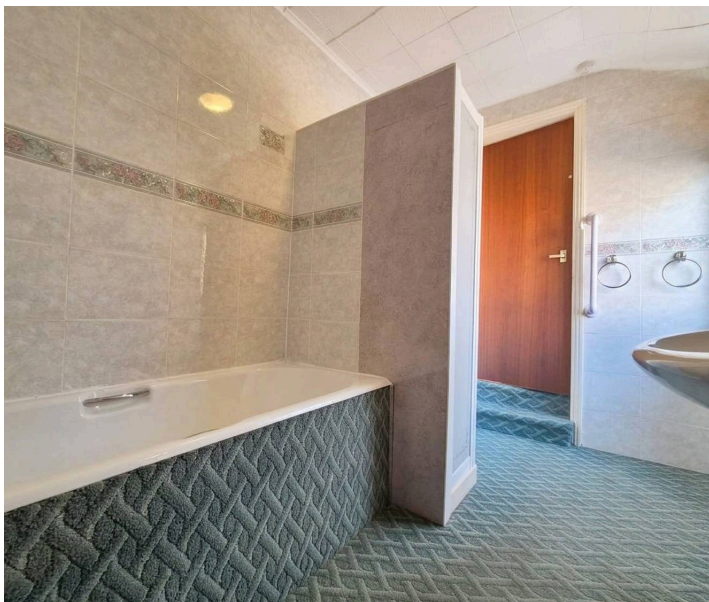
Bedroom One 12' 10" x 9' 2" (3.90m x 2.80m)

Bedroom Two 12' 10" x 12' 10" (3.90m x 3.90m)

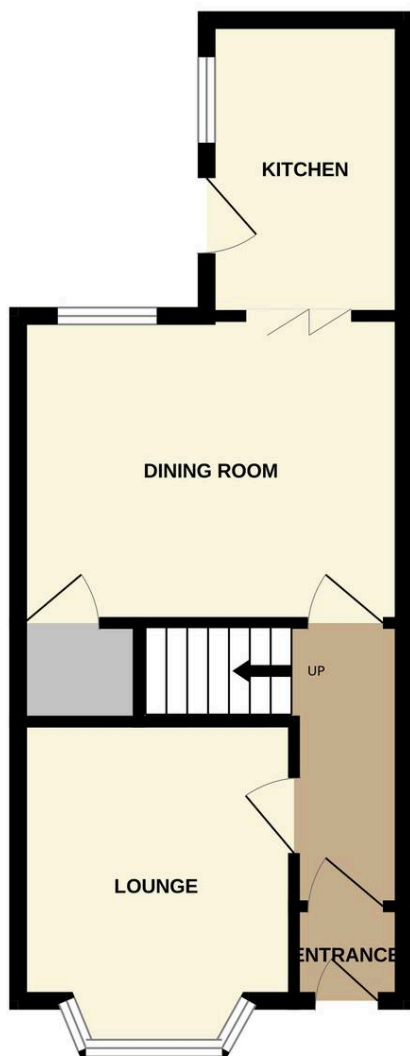
Bathroom 9' 10" x 6' 7" (3.00m x 2.00m)

Council Tax band: A

Tenure: Freehold



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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Interested?

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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132