



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

23 Cambridge Place, Scarborough
£70,000



23 Cambridge Place

Scarborough, Scarborough

- Rear tired garden and front forecourt
- Sale By Traditional Auction
- Bedroom and further room access via the bedroom, further loft space accessed via ladder
- requires full renovation throughout
- Lounge, kitchen, conservatory
- Character Cottage centrally located close to town
- Ideal buy to let or holiday home/let

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

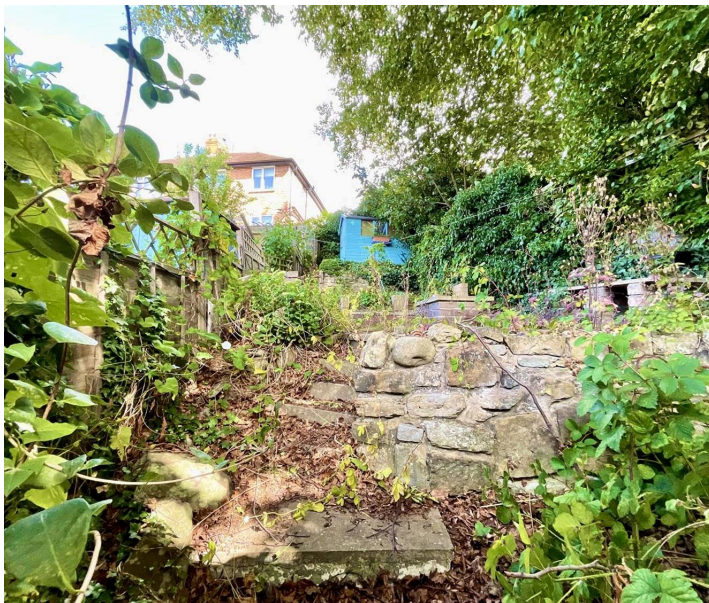
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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).

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

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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.





Entrance - open plan into lounge

Lounge

Dimensions: 5.5 x 3.6 (18'0" x 11'9").

Kitchen

Dimensions: 3.3 x 1.8 (10'9" x 5'10").

Conservatory

Dimensions: 3.9 x 2.2 (12'9" x 7'2").

First floor Landing

Dimensions: 2.9 x 1.0 (9'6" x 3'3").

Bathroom

Dimensions: 2.5 x 1.5 (8'2" x 4'11").

Bedroom

Dimensions: 3.4 x 2.6 (11'1" x 8'6").

Bedroom

Dimensions: 3.9 x 2.4 (12'9" x 7'10").

Loft space

Dimensions: unmeasured (unmeasured).

Outside

The property benefits from a small front fore-courted area and a rear tiered garden.

Tenure

We are informed by our vendors that the property is FREEHOLD.

EPC and Council tax

EPC tbc, Council tax - Band B

Details prepared by/ date

GV 13/08/25



Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



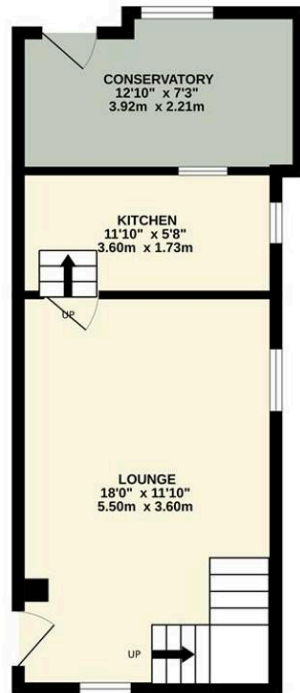
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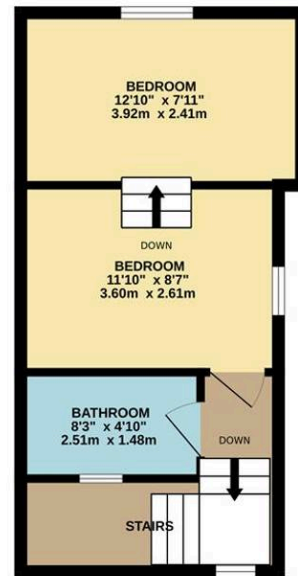
rightmove Zoopla.co.uk PrimeLocation.com

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

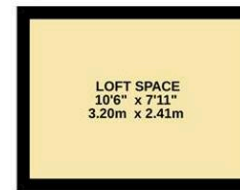
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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