



## Ingle Close, , Scarborough, YO12 4AY

- For Sale By Modern Method Of Auction
- Upper Floor Apartment
- Two Bedroom
- Close to Amenities

**By Auction £50,000**



# Ingle Close, , Scarborough, YO12 4AY

## DESCRIPTION

Hunters are delighted to bring to the market this two-bedroom apartment located on Seamer Road, Scarborough, offering spacious and well-presented accommodation throughout ideal for a range of buyers including first time buyers, investors and couples.

The property briefly comprises a welcoming entrance hallway, a generous open-plan kitchen/living space providing ample room for dining and entertaining, two bedrooms and a bathroom suite. Finished to a good standard throughout, the apartment offers bright and versatile living accommodation ready to move straight into.

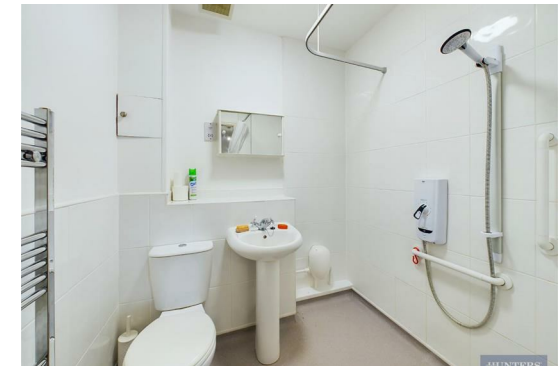
Situated within close proximity to local amenities, supermarkets, transport links and with easy access to the A64, the property is perfectly positioned for convenient living and commuting. Viewing is highly recommended to fully appreciate all this property has to offer.

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.

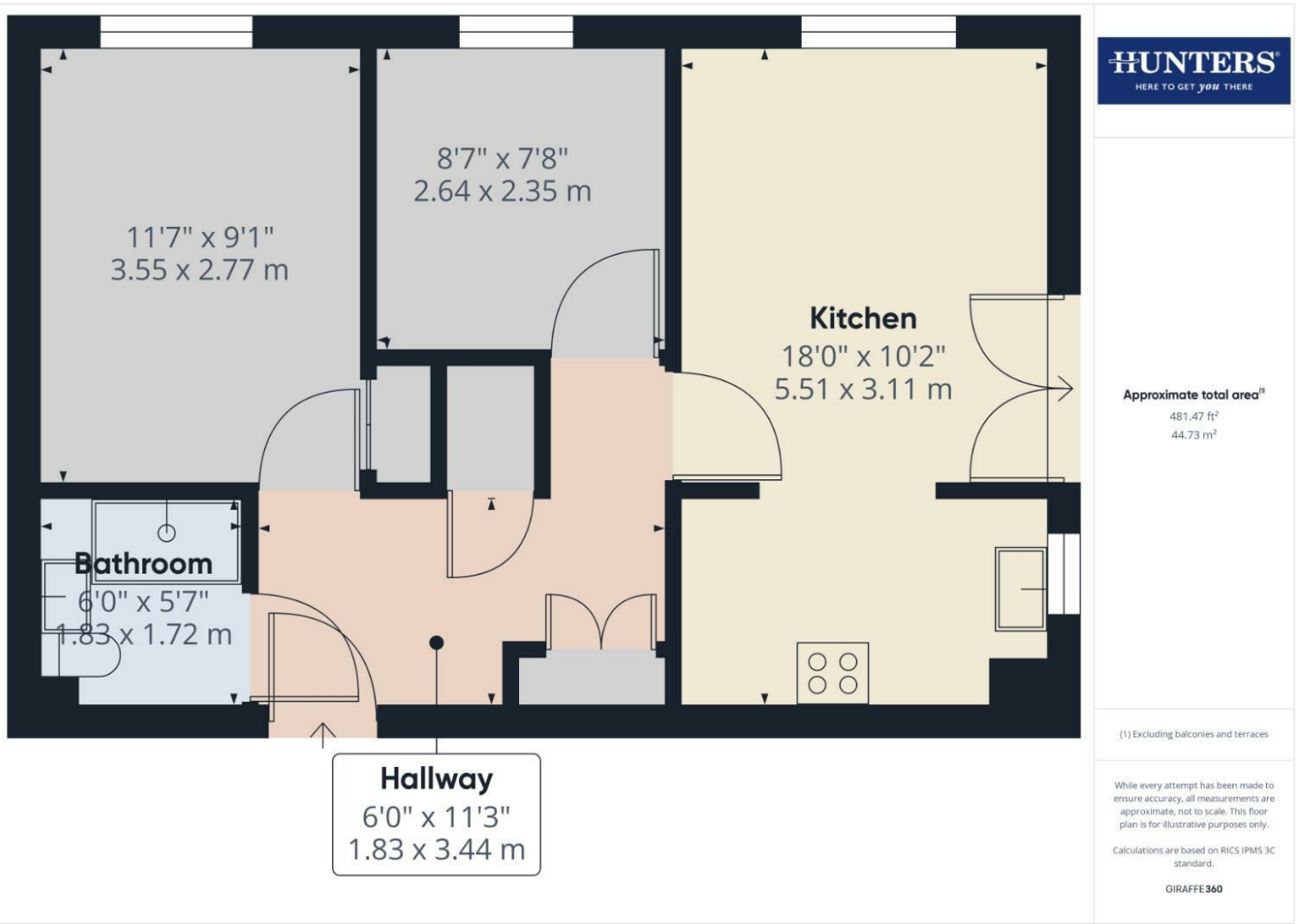
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

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.







**Viewings**

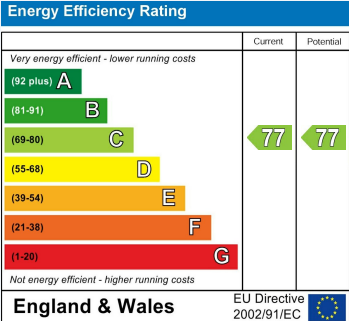
Please contact [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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.



33 Huntriss Row, Scarborough, North Yorkshire, YO11 2ED  
Tel: 01723 336760 Email: [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com) <https://www.hunters.com>

