



4 Mere Lane, Scarborough YO11 2YN
By Auction £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



+++Well located within the popular OLIVER'S MOUNT area of Scarborough, adjacent to THE MERE is this SPACIOUS TWO BEDROOM DETACHED RESIDENCE. Seldom found on the market in this location, this is a RARE OPPORTUNITY to acquire this ideal INVESTMENT OPPORTUNITY. The property is situated within SIZEABLE GROUNDS with OFF-STREET PARKING, THREE GARAGES, LAWNED GARDENS and provides GENEROUS LIVING ACCOMMODATION internally with TWO RECEPTION ROOMS and a SPACIOUS HOBBIES ROOM. Offered to the market with NO ONWARD CHAIN, EARLY INTERNAL VIEWING is a MUST+++

Seldom found on the market in this location/position, this two bedroom detached bungalow would make an ideal investment opportunity or is ideal for those downsizing. 'In our opinion' the property would benefit from a scheme of modernisation/renovation throughout, which has been fairly reflected in the realistic asking price. The property is set a back from Mere Lane, a highly sought after location situated within the enviable Oliver's Mount area of Scarborough. Adjacent to the property lies 'The Mere', which can be seen from some aspects of the property and scenic walks can be undergone. Further amenities include supermarkets (Lidl, 'Budgens' and 'Morrisons'), eateries, Seamer Road Retail Park (B&Q, Pets at Home, Dunelm Mill, Halfords) and much more. The accommodation itself comprises internally on the ground floor; entrance porch, entrance hall, spacious 23 foot lounge with lovely open aspect views of The Mere, separate WC, a generous kitchen and separate dining room, utility room and rear porch, a master bedroom with views over the rear patio and land, one further bedroom and a family shower room. Externally, the property does also benefit from a three garages, off-street parking, a generous Orchard and rear patio area and land. Internal viewing is highly recommended in order to fully appreciate the space, setting, potential and surroundings that this detached property has to offer. Properties of this nature and price sold

AUCTION INFORMATION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee.

This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ACCOMMODATION:

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge
23'4" x 14'1"

Dining Room
14'9" x 12'6"

Kitchen
12'2" x 10'10"

Utility
11'6" x 5'11"

Rear Porch
4'11" x 4'7"

Bedroom One
16'9" x 9'2"





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11'6" x 5'11"

Rear Porch

4'11" x 4'7"

Bedroom One

16'9" x 9'2"

Bedroom Two

15'1" x 12'0"

Bathroom

7'10" x 6'3"



Interested? Get in touch:

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CPH

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



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