



11 Tollergate, Scarborough YO11 1RR
Auction Guide £160,000



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

This modern 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 the 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 £6000 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. The buyer will also make a payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by I am sold.

CPH are delighted to be presenting to the market this GRADE II LISTED FIVE BEDROOM mid-terrace home which is situated within the heart of Scarborough's OLD TOWN and is offered to the market with NO ONWARD CHAIN. The property is well comprised over FOUR FLOORS and benefits from TWO RECEPTION ROOMS and a TWO STOREY GARAGE/WORKSHOP

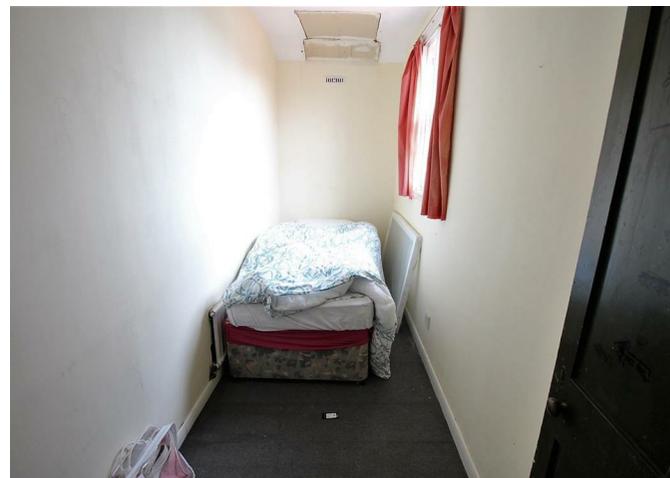
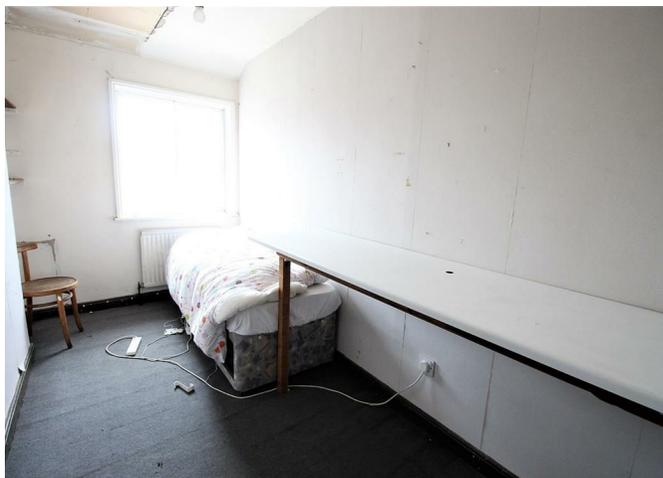
Situated in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions with Scarborough Town Centre, South Bay Promenade and Scarborough Castle and surrounding areas all within close proximity.

An ideal home to live in or to use as a holiday home/rental property. Early internal viewing is a MUST. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION:

GROUND FLOOR

Vestibule





Lounge
12'2" max x 10'10" max

Dining Room
12'2" x 10'6"

Kitchen
11'2" x 7'3"

FIRST FLOOR

Landing
11'10" x 4'7"

Bedroom One
12'2" x 8'6"

Bedroom Two
12'2" x 7'3"

Bathroom
9'2" x 4'3"

SECOND FLOOR

Landing

Bedroom Three
12'6" x 8'10"

Bedroom Four
12'2" x 6'7"

Bedroom Five
12'2" x 4'7"

ATTIC LEVEL

Attic
16'1" max x 11'2" max

OTHER:

Outbuilding
15'5" x 11'2"

Off-Street Parking
To the rear of the property lies off-street parking.

Details Prepared/Ref
TLGV/180621

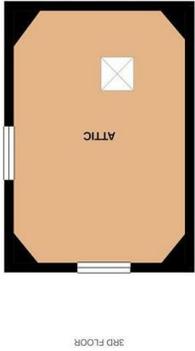
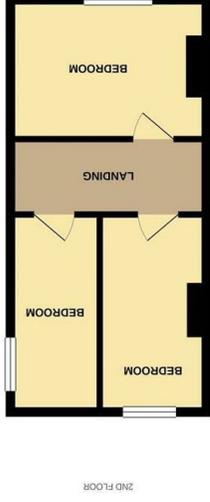
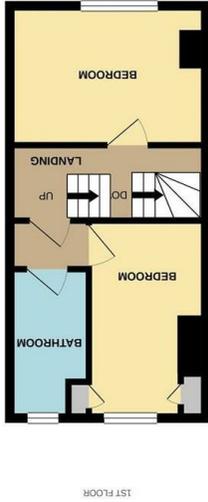
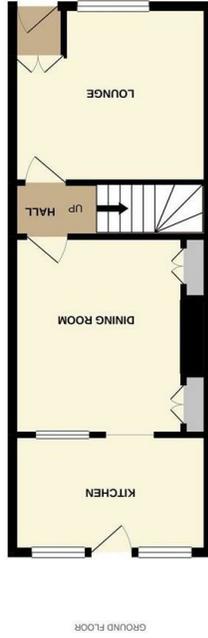


Interested? Get in touch:

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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



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. Made with Metropix © 2022

