



5 Princess Street, Scarborough YO11 1QR  
Auction Guide £165,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- INVESTMENT OPPORTUNITY
- FOUR/FIVE BEDROOMS
- SET OVER FOUR FLOORS
- IN NEED OF FULL SCHEME RENOVATION
- LOCATED IN SCARBOROUGH'S OLD TOWN
- MODERN METHOD OF AUCTION

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. Probate is still awaited on the property which may affect the length of the sale.

PACKED WITH CHARACTER AND ORIGINAL FEATURES, and Offered to the market with VACANT POSSESSION AND NO ONWARD CHAIN is this SPACIOUS FOUR/FIVE BEDROOM TERRACE HOME which is in need of a FULL SCHEME OF RENOVATION THROUGHOUT. We feel the property may be of particular interest to those looking for a PROJECT and/or INVESTMENT. The property does benefit from AMAZING SEA VIEWS, LAWNED GARDEN and is located in the SCARBOROUGH'S OLD TOWN with SCARBOROUGH BEACH in close proximity.

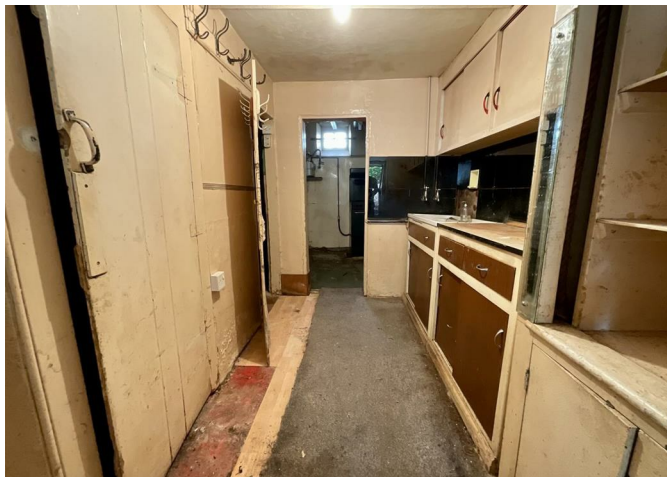
We feel that the property would benefit from a full scheme of modernisation. The property comprises internally on the ground floor of; entrance hall with stairs to the lower ground floor and stairs to the first floor, the lounge and the dining room. The lower ground floor offers the kitchen area, a further room that has been proposed as a kitchen/diner but has the option for a fifth bedroom with access to the rear, two further rooms and a room for the electrics. To the first floor lies stairs to the second floor, two double bedrooms and a bathroom. The second floor benefits from a further two double bedrooms. Externally, the property benefits from a lawned garden.

This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments, not to mention Scarborough's South Bay Beach, Scarborough Castle and Scarborough Town Centre.

Early internal viewing is a MUST and can be arranged via our friendly and experienced sales team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







#### ACCOMMODATION

##### LOWER GROUND

Kitchen  
10'5" max x 5'10" max

Proposed Kitchen/Diner  
13'9" max x 10'9" max

Room 1  
8'2" max x 6'6" max

Room 2  
6'2" max x 5'6" max

Electrics  
7'10" max x 3'11" max

##### GROUND FLOOR

Lounge  
11'5" max x 10'5" max

Dining room  
15'1" max x 11'5" max

##### FIRST FLOOR

Bedroom 1  
14'1" max x 11'5" max

Bedroom 4  
11'5" max x 8'2" max

Bathroom  
8'2" max x 4'11" max

##### SECOND FLOOR

Bedroom 2  
15'1" max x 10'2" max

Bedroom 3  
15'1" max x 9'10" max

##### Details

Council Tax Banding - C

The property is located in a Conservation Area.

LCGV 31052023

##### Auction

##### Auctioneer's Comments

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.

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

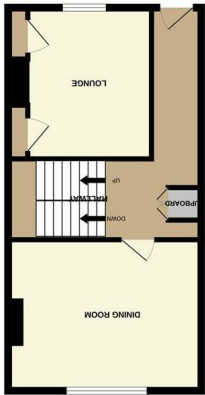
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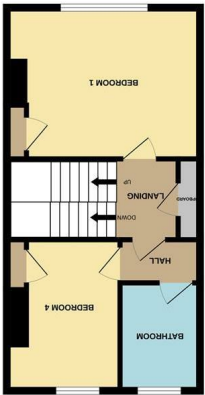
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



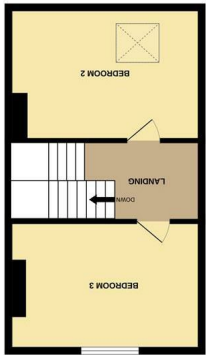
425 sq. ft. (39.8 sq.m.) approx.



422 sq. ft. (39.3 sq.m.) approx.

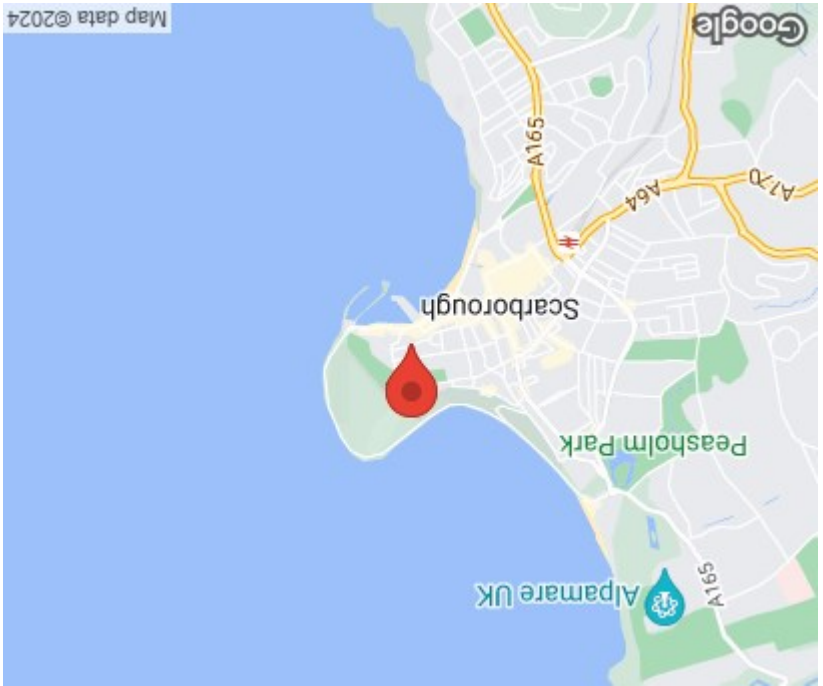
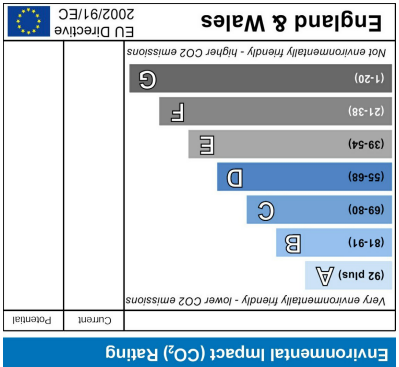
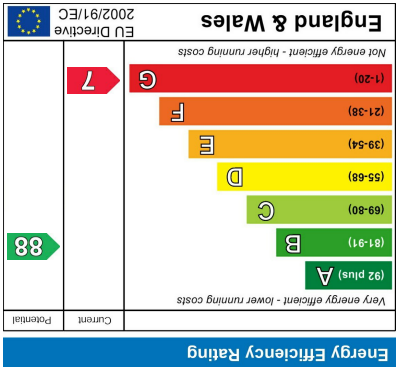


420 sq. ft. (39.1 sq.m.) approx.



378 sq. ft. (35.1 sq.m.) approx.

TOTAL FLOOR AREA: 1650 sq. ft. (153.3 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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