



31b Main Street, Seamer, Scarborough YO12 4PS  
Auction Guide £125,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- INVESTMENT OPPORTUNITY
- STONE BUILT COTTAGE
- TWO BEDROOMS
- PRIVATE PARKING

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.

IDEAL INVESTMENT OPPORTUNITY is this CHARACTERFUL, STONE BUILT COTTAGE with TWO BEDROOMS. The property benefits from a PRIVATE COURTYARD and OFF-STREET PARKING. Located in the POPULAR VILLAGE of SEAMER.

The property benefits from gas central heating and uPVC double glazing throughout. The property briefly comprises of; the substantial living room and the kitchen with integrated oven and hob. To the first floor lies the landing that provides access to two bedrooms with built in wardrobe space and the family bathroom with three-piece suite. Externally the property benefits from a paved courtyard to the side and a communal garage area and off-street parking.

The property is located in the popular village of Seamer which offers a wealth of amenities including; multiple public houses, a supermarket, a popular primary school, ample play parks and is the perfect area for scenic walks. Seamer has many transport links to Scarborough and the A64 is close by to create links to Malton and York.

Internal viewing for this property is highly recommended in order to fully appreciate this characterful home. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### GROUND FLOOR

Living Room  
17'0" x 14'5"

Kitchen/Diner  
17'0" x 8'10"

### FIRST FLOOR

Bedroom 1  
14'1" x 11'1"

Bedroom 2  
11'5" x 8'10"

Bathroom  
8'10" x 8'2"

### Externally

To the front of the property is a hardstanding area providing off street parking for two vehicles. To the rear of the property is a communal courtyard which provides access to the garage/store.

Council Tax Band and EPC Rating  
Council Tax Banding - C

EPC Rating Band - E

### 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.

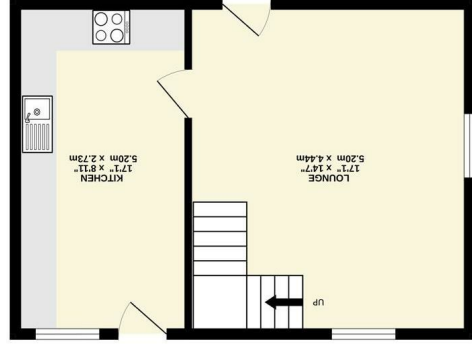
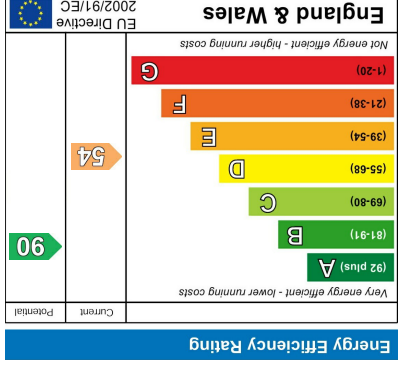
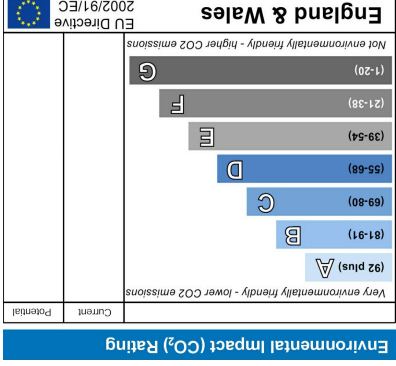
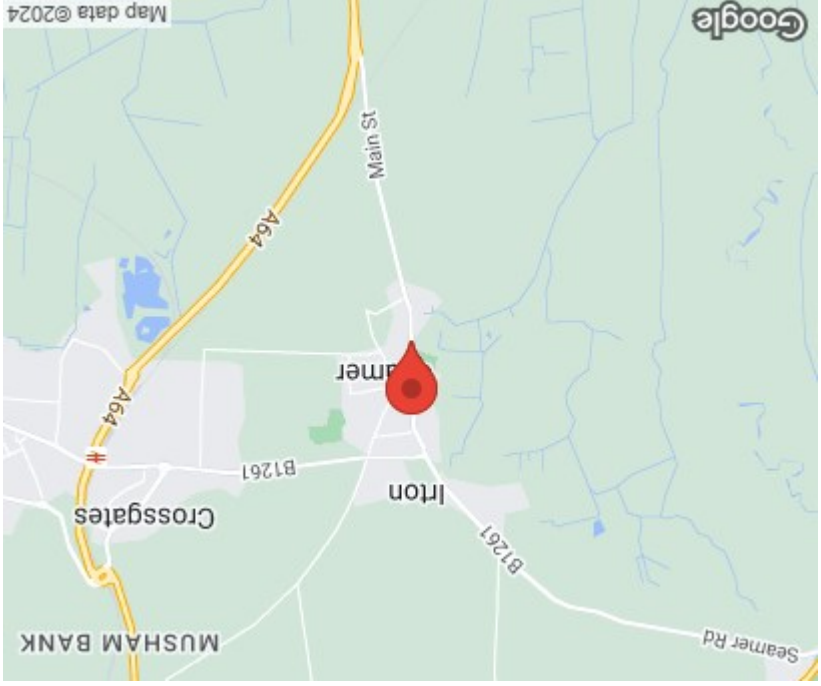
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

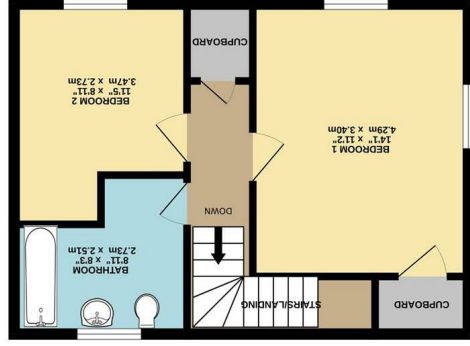
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where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

Details Prepared/Ref  
PF/150623





GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.



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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