



45 Commercial Street, Scarborough YO12 5ER  
By Auction £120,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- DOUBLE FRONTED TERRACED HOUSE
- BAY FRONTED LOUNGE AND BAY FRONTED DINING KITCHEN
- UTILITY ROOM
- FOUR BEDROOMS
- REAR OUTSIDE COURTYARD
- VACANT POSSESSION AND NO ONWARD CHAIN
- MODERN METHOD OF AUCTION

+++This attractive FOUR BEDROOM, DOUBLE FRONTED mid terraced home offers DECEPTIVELY SPACIOUS LIVING throughout making the property ideal for First Time Buyers, and Families therefore could also make for an excellent investment opportunity. VACANT POSSESSION, NO ONWARD CHAIN+++

The property itself briefly comprises of a bay fronted lounge with original open feature fireplace, bay fronted fitted kitchen/diner and handy separate utility to the rear with door leading out to the rear courtyard. To the first floor there are two double bedrooms. To the second floor are two further generous double bedrooms plus a modern family bathroom. Outside the house is fore-courted to the front and to the rear has an enclosed courtyard with gated access to the rear. The property also benefits from gas heating system and UPVC double glazing.

Well located in the popular Falsgrave area, the house offers excellent access to a wealth of amenities and attractions with Falsgrave shopping parade at the end of the street, Sainsburys supermarket approximately 100 yards away, train station, doctors surgery, popular junior school, and children's play park to name just a few.

Call the office NOW on 01723 352235 to arrange your accompanied viewing.





## ACCOMMODATION

Lounge  
15'1" x 9'2"

Dining Kitchen  
15'1" x 10'2"

Utility Room  
7'10" x 5'2"

### FIRST FLOOR

Bedroom One  
12'9" x 9'2"

Bedroom Two  
12'9" x 7'10"

### SECOND FLOOR

Bedroom Three  
13'1" x 12'1" max

Bedroom Four  
10'5" x 6'10"

Bathroom  
7'2" x 5'6"

### OUTSIDE

To the front of the property is a forecourt area, and to the rear of the property is a courtyard with walled boundaries and gated access.

### TENURE

We are informed by the vendors that the property is Freehold.

Details Prepared by/ Date  
GV 20/11/23

## Council Tax

The property is Council tax band - B

## 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 4.5% 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

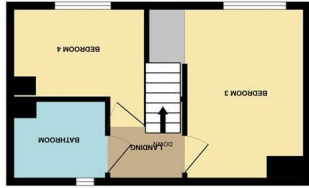
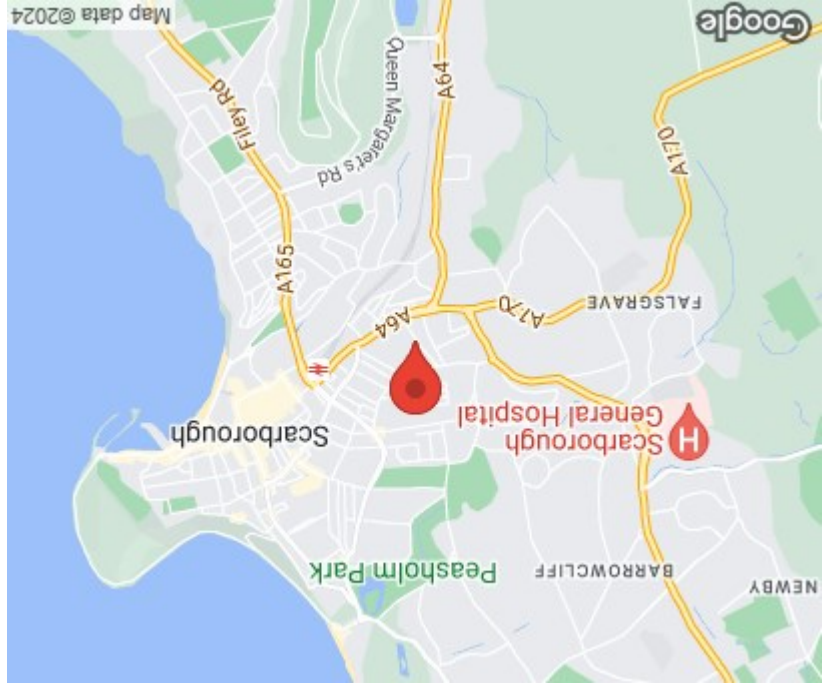
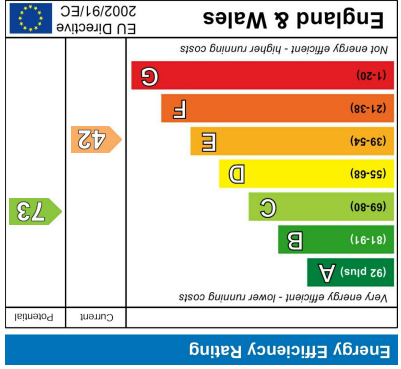
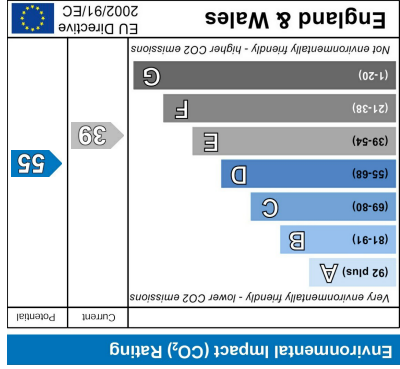
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where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

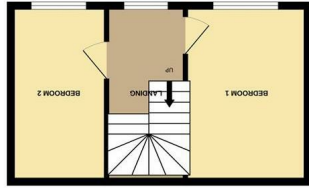
19 St.Thomas Street,  
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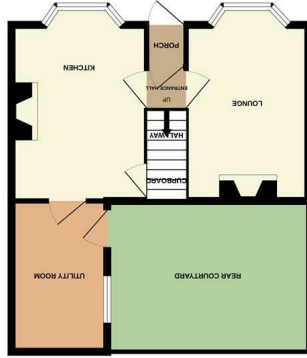
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



2ND FLOOR  
 278 sq. ft. (25.8 sq.m.) approx.



1ST FLOOR  
 286 sq. ft. (26.6 sq.m.) approx.



GROUND FLOOR  
 364 sq. ft. (33.8 sq.m.) approx.

TOTAL FLOOR AREA : 928 sq. ft. (86.2 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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