



176 Victoria Road, Scarborough, YO11 1SL
Auction Guide £80,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOR SALE VIA MODERN METHOD OF AUCTION
- INVESTMENT OPPORTUNITY/FIRST TIME BUY
- LOCATED CENTRALLY WITHIN SCARBOROUGH
- THREE DOUBLE BEDROOMS, TWO BATHROOMS

FOR SALE VIA MODERN METHOD OF AUCTION. Offered to the market with NO ONWARD CHAIN and VACANT POSSESSION.

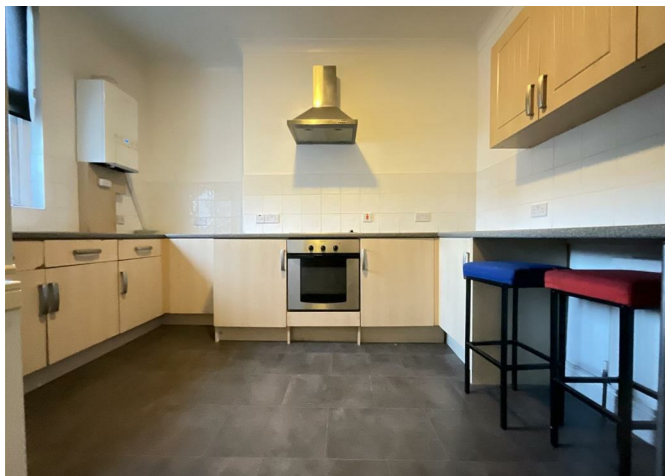
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

CPH are delighted to bring to market this IDEAL INVESTMENT PROPERTY/FIRST TIME BUY. This THREE BEDROOM MAISONETTE is set over THREE FLOORS with GROUND FLOOR ENTRANCE. The property is WELL PRESENTED and is located CENTRALLY to SCARBOROUGH. The property has scope for a variety of income streams from residential let, owner occupier or holiday let.

The accommodation briefly comprises of: a communal entrance hallway that provides access to the property and one other. The property benefits from a private entrance door which gives access to the first floor landing, living room, kitchen/diner, bathroom with three-piece suite and further shower room. The main hall also provides access to the stairs to the second floor where lies the three double bedrooms.

The property is well located in the popular, Victoria Road area, well placed for a range of amenities including local shops, popular junior school, doctors surgery and supermarket, A little further, within easy reach, is Scarborough's town centre itself.

Viewing comes highly recommended to fully appreciate the space and setting on offer with this centrally located maisonette. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk.





ACCOMODATION

GROUND FLOOR

Communal Entrance Hall

Stair Way To First Floor

FIRST FLOOR

Landing

Living Room

17'0" x 13'5" max

Kitchen/Diner

11'9" x 9'10" max

Bathroom

9'5" x 7'7" max

Shower Room

6'4" x 6'2" max

SECOND FLOOR

Landing

Bedroom 1

10'9" x 9'10" max

Bedroom 2

13'5" x 8'6" max

Bedroom 3

10'2" x 8'2" max

Tenure and Maintenance

We have been informed by the vendor that the property is freehold, has no restrictions in regards to holiday/residential lets and allowing pets. We have also been informed that the property has a deed of covenant set up with the ground floor flat and is on a 'pay as and when' basis should any maintenance works be needed.

Details Prepared
AB200124

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

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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



While 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 operation or efficiency can be given.

