



15 Trafalgar Road, Scarborough YO12 7QP
Auction Guide £100,000



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Three Double bedrooms and bathroom with bath and separate shower
- Gas heated and Double glazed
- Vacant possession and no onward chain
- Ideal first time buy or rental property which would generate around £850 pcm

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



THREE DOUBLE BEDROOM TERRACE FAMILY HOME well comprised over THREE FLOORS that offers DECEPTIVELY GENEROUS LIVING ACCOMMODATION, Located in the CENTRE of SCARBOROUGH. VACANT POSSESSION AND NO ONWARD CHAIN.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of; the entrance porch that leads to the main hallway, lounge with bay window, the modern kitchen with integrated oven, hob and ample storage. To the first floor lies the a double bedroom and the house bathroom with white four-piece suite. To the third floor lies a further double bedroom and a smaller double bedroom. Externally, the front of the property benefits from a forecourt area with gated access and the rear of the property offers a low maintenance yard and external store.

The property would make an ideal first time family home or would make a great investment.



Entrance Hall
18'0" x 3'3"

Lounge
12'9" x 11'5"

Kitchen
10'9" x 8'2"

First Floor Landing
11'1" x 4'11"

Bedroom One
15'1" x 10'9"

Bathroom
9'6" x 8'2"

Second Floor Landing
11'1" x 4'11"

Bedroom two
11'1" x 9'10"

Bedroom Three
15'1" x 10'9"

External Store
External store area which could offer potential as a utility area.

Outside
Front forecourt and low maintenance rear yard.

Tenure
Freehold

EPC and council tax
Council band - B
EPC



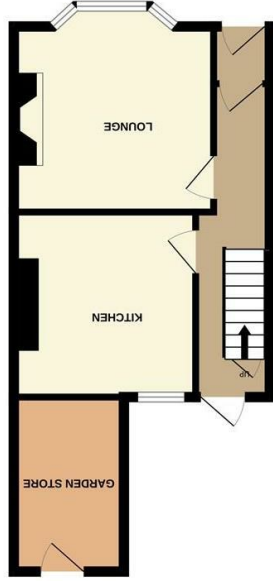
Interested? Get in touch:

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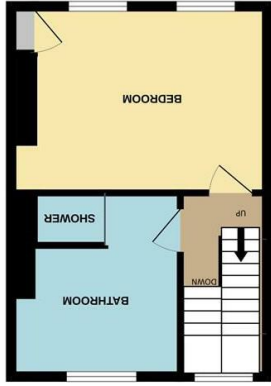
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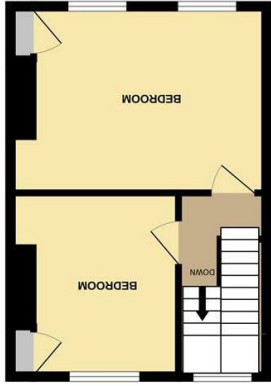
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.
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