



Flat 3 7 Elders Street, Scarborough YO11 1DZ
Auction Guide £40,000



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- OPEN PLAN LOUNGE/DINING/KITCHEN
- SET OVER THE 1ST AND 2ND FLOOR
- CLOSE PROXIMITY TO SCARBOROUGH TOWN CENTRE
- OFFERED WITH NO ONWARD CHAIN

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 Limited. 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 (for standard Grade 1 properties). 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 £6,600.00 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 £349 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.

The property is accessed via an entrance hall on the first floor with stairs up to the second floor where the property comprises; an open plan lounge/dining/kitchen, double bedroom with access on to the fire escape and a hallway with stairs up to the third floor. To the third floor lies a landing, bedroom and a three-piece suite bathroom with





ACCOMMODATION

FIRST FLOOR

Entrance Hall

11'1" x 2'7"

SECOND FLOOR

Landing

10'9" x 5'6"

Kitchen

11'5" x 6'10"

Lounge

10'5" x 11'5"

THIRD FLOOR

Landing

10'9" x 5'6"

Bedroom Two

16'0" x 7'6"

Bathroom

10'9" max x 10'9" max

Tenure/Maintenance

We have been informed by the owner that the property is Freehold and there is a maintenance agreement in place with Walker Landray of approximately £1200 per annum.

Details Prepared

TLPF/180724



Interested? Get in touch:

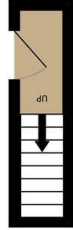
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
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CPH

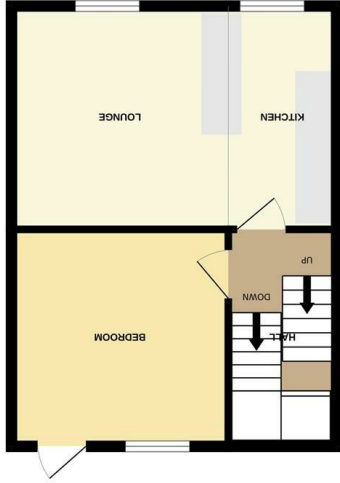
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



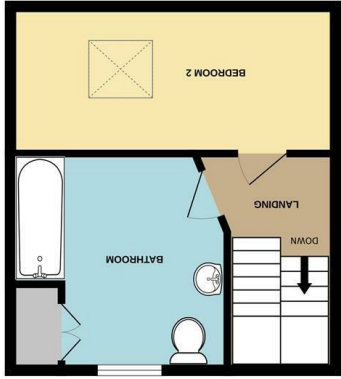
TOTAL FLOOR AREA: 724 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance purposes only and 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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100 sq.ft. (9.3 sq.m.) approx.



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