



79 Prospect Road, Scarborough YO12 7JX  
By Auction £160,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOR SALE VIA MODERN METHOD OF AUCTION
- INVESTMENT OPPORTUNITY/FIRST TIME BUY
- ONE BEDROOM FLAT
- TWO BEDROOM MAISONETTE
- WELL PRESENTED
- LOCATED CENTRALLY WITHIN SCARBOROUGH

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

CPH are delighted to bring to market this IDEAL INVESTMENT PROPERTY. Comprising of a ONE BEDROOM FLAT and TWO BEDROOM MAISONETTE. The property is WELL PRESENTED and is located CENTRALLY to SCARBOROUGH. The property has scope for a variety of income streams from residential (potential to generate approximately income of £14,400 in our opinion), owner occupier, holiday let or multi generational living.

The accommodation briefly comprises of: a communal entrance porch and hallway that provides access to the ground floor flat, the living room, kitchen/diner, the bedroom, bathroom with three-piece suite and the utility room with access to the rear yard. The main hall also provides access to the stairs to the first floor where lies the maisonette with a living room, kitchen and bathroom with three-piece suite. To the third floor lies two double bedrooms with skylights. Externally, the front of the property benefits from a low-maintenance front garden and the rear of the property offers a modest yard with bin store.

The property is well located in the popular, Manor Road residential area, well placed for a range of amenities including local shop, popular junior school, doctors surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough hospital, a choice of further schools and colleges, two supermarkets and Scarborough town centre itself, making this property a ideal owner occupier with an income stream or an investment for either residential or holiday let accommodation.

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

EPC:  
FLAT 1 - C - 76,77  
FLAT 2 - C - 75, 79



#### ACCOMMODATION

Porch

Hallway

#### GROUND FLOOR APARTMENT

Living Room

12'1" max x 9'10" max

Kitchen/Diner

12'1" x 10'5"

Bathroom

10'2" max x 5'10" max

Bedroom

13'9" x 6'6"

Utility Room

5'10" x 2'11"

#### MAISONETTE

#### FIRST FLOOR

Landing

Living Room

13'1" x 11'9"

Kitchen

8'2" x 5'10"

Bathroom

8'2" x 5'6"

#### SECOND FLOOR

Landing

Bedroom 1

13'5" x 11'5"

Bedroom 2

11'9" x 8'2"

#### Auction Information

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 4.20% 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.

#### Details

Council Tax Banding :

Flat 1 - A

Flat 2 - A

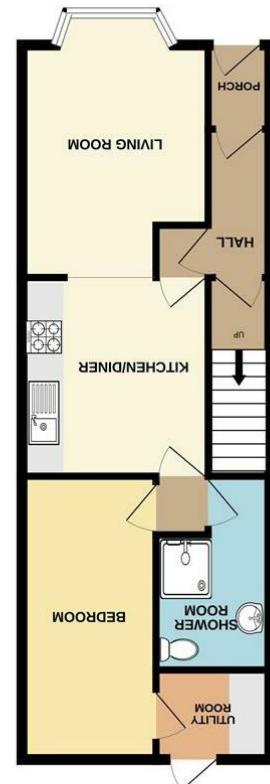
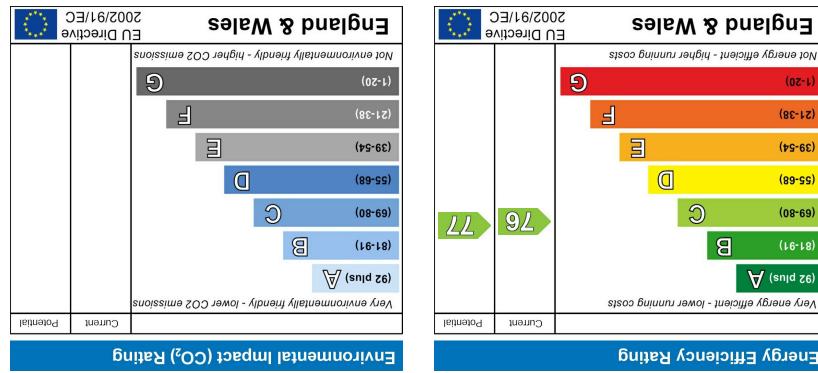
LCAB 19102023

**Interested? Get in touch:**

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**CPH**



2nd Floor  
4 sq.ft. (29.2 sq.m.) approx.

1st Floor 314 sq. ft. (29.2 sq.m.) approx.

530 sq. ft. (49.2 sq.m.) approx.