



14 Castlegate, Scarborough YO11 1QY

Auction Guide £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



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.

An excellent opportunity to acquire a well presented three bedroom 'Seaside' cottage located in Scarborough's historic Old Town. This stunning property lies on Castlegate which links Sandside (beach) to Paradise (near Castle). The town centre is only a short stroll where you will find plenty of restaurants, shops and bars.

The accommodation itself has been beautifully appointed and styled by the current owners. An attractive porch with upvc composite door leads into an inviting hallway, providing access to the cosy lounge with box bay window and fire. To the rear of the property lies a bright and convivial openplan kitchen diner, again with box bay window. A upvc and glazed door leads out to a stunning outside terrace with covered seating area which is ideal for entertaining. To the first floor lies 3 well appointed bedrooms together with a beautifully presented house bathroom.

This is a great location ideally placed for the sea front, foreshore, harbour, castle, market and Scarborough town centre itself. The Old Town is steeped in local history being an eclectic mix of quaint cottages, bed & breakfast establishments, listed buildings and many much larger character properties. This would make an ideal permanent home, holiday cottage or as an investment as the property is currently being used as a holiday rental property. Offered for sale with No Onward Chain.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk

Tenure:
Freehold.

Council Tax Band:
Band B.

Auction
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.

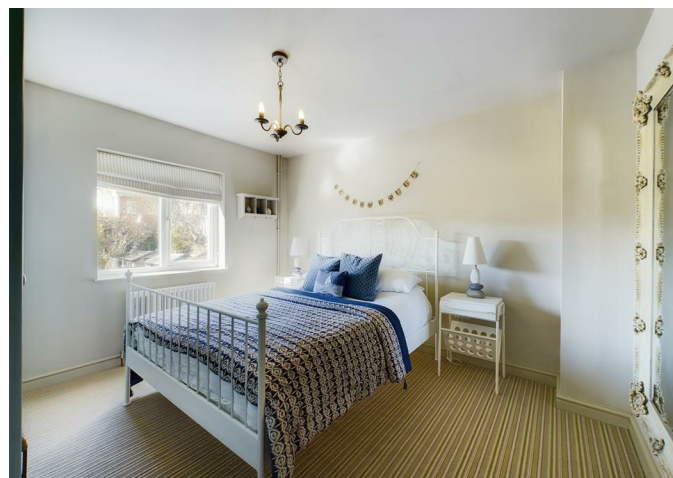
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

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.





Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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