



Hillside House 88 Box Hill, Scarborough YO12 5NG
Auction Guide £450,000

Prestige
Collection
cphproperty.co.uk



Box Hill, Scarborough

HILLSIDE HOUSE is a NEWLY BUILT, ARCHITECT DESIGNED ECO-HOME, built by Bondmor builders. This SUBSTANTIAL 4/5 BEDROOM DETACHED HOME, is well laid out over three floors with feature open plan layout from the top floor which offers SPECTACULAR FAR REACHING VIEWS OVER SCARBOROUGH AND BEYOND. The property is for sale as seen and unfinished giving any prospective buyer the opportunity to finish the property to their own taste and specification.+++

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

The accommodation itself briefly comprises to the ground floor a substantial double garage, hobbies/music room/home office, plant room/store then a feature open lightwell and staircase run the full height up the middle of the building with stairs leading to the first floor. At the first floor level there is a formal entrance hall which is accessible via an external staircase leading to the central feature lightwell, with doors to: master bedroom with en-suite bathroom, two further double bedrooms and a house bathroom, To the second/top floor you will find the feature open plan lounge/kitchen/diner with feature vaulted ceilings and triple aspect windows making the most of the property's elevated position with fantastic views. sliding patio doors from the kitchen lead to a balcony and to the rear sliding patio doors lead out to the rear garden. There are also two further double bedrooms which could also be used as a snug/ home office plus a separate w/c. Externally the property is set on a generous plot with the plan to have tiered landscaped gardens to the side and rear and generous driveway and parking to the front.

Well located within the Sandybed/Stepney area just out of the town the property affords excellent access to a wealth of amenities nearby including Falsgrave shopping parade, junior School and Scarborough hospital.

Internal viewing a must

Energy Efficient Features

Built to airtight Passive House Standards (EPC rating A) which far exceed building regs. resulting in an extremely energy efficient, sustainable home.

Built using insulated ICF (insulated concrete formwork)

Triple glazed windows,

Ventilated Heat Recovery system,

7500Litres Rainwater harvesting system for internal toilet flushing, washing machines and garden use

South facing rear with roof fixed panels at optimal angle for solar panels.

Imposing, Substantial Eco-home with generous gardens and far reaching open aspect views over Scarborough.



ACCOMMODATION

GROUND FLOOR

Double Garage

22'3" x 17'8"

With provision for electric door and door to:

Hallway/Lightwell

11'1" x 9'6"

With stairs to first floor and doors to:

Hobbies/Music Room/Office

20'4" x 10'9"

With glazed entrance door.

Plant Room

11'1" x 10'9"

FIRST FLOOR

Entrance Hall/Landing/Lightwell

15'5" max x 11'1"

With entrance door, stairs leading to the second floor and doors to:

Bedroom One

14'9" x 12'5" max

With triple glazed window to the front and door to:

En-Suite

10'9" x 7'2"

With provision for a four piece suite including bath, shower, low flush w/c and wash hand basin, triple glazed window to the side.

Bedroom Two

15'1" x 12'1" max

With duel aspect triple glazed windows to the front and side.

Bedroom Three

10'9" x 10'5" max

With triple glazed window to the front.

Bathroom

13'9" max x 6'10"

With provision for four piece suite, triple glazed window to the side.

SECOND FLOOR

Lounge

22'7" max x 18'8" max

With feature high pitched ceiling, two triple glazed windows to the front with far reaching open aspect views over Scarborough and substantial triple glazed sliding patio doors leading out to the rear garden. Open plan to:

Kitchen/Diner

19'8" x 9'2"

Two triple glazed windows to the side and double glazed double patio doors leading out to balcony.

Bedroom Four/Snug

11'1" x 10'9"

With duel aspect triple glazed windows to the front and side.



This property will make an excellent versatile family home with generous gardens, set within the ever popular Stepney/Sandbed location.

Bedroom Five/Study

11'1" x 11'5"

With dual aspect triple glazed windows to the side and rear.

EXTERNALLY

The property is set on a generous plot with fantastic open aspect far reaching views. The gardens as well as the house currently require the finishing off and landscaping. To the front of the property the house has the provision for a substantial driveway and parking area for numerous vehicles as well as providing vehicular access to the garage.

Council Tax Band and EPC

Council Tax Band -

EPC Rating - PHPP calculation been done (details available upon request)

Details Prepared/Ref:

PF/180623

Auction Notes

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.

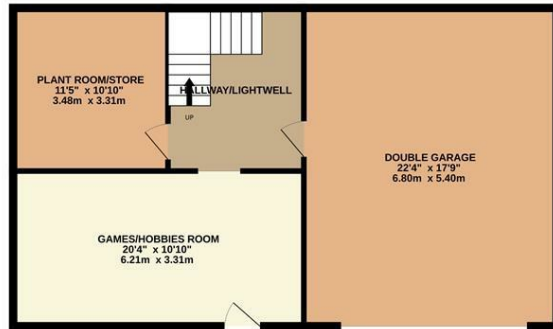
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



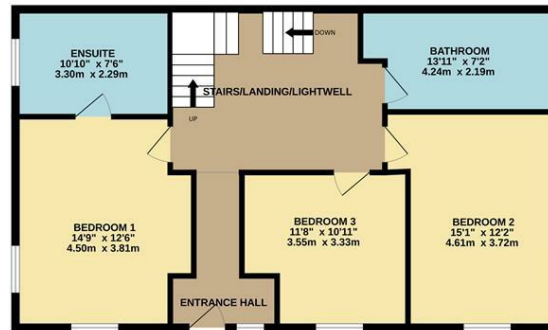




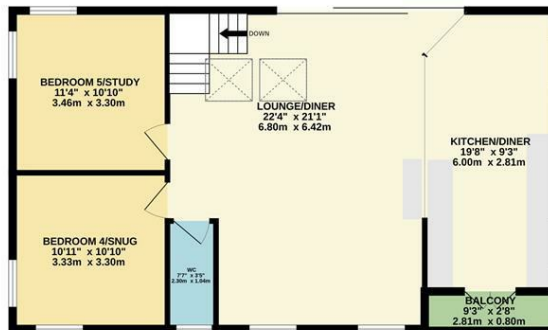
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2524 sq.ft. (234.4 sq.m.) approx.

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.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Interested? Get in touch today:
t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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