



5 Main Street, Ebberston, Scarborough YO13 9NR

Auction Guide £180,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- BEAUTIFUL FOUR BEDROOM COTTAGE
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- NO ONWARD CHAIN
- SET WITHIN EBBERSTON VILLAGE
- MODERN METHOD OF AUCTION

FOR SALE BY MODERN METHOD OF AUCTION.

NEW to the market is this is a WELL-PROPORTIONED, STONE BUILT FOUR BEDROOM COTTAGE which offers a surprising level of accommodation and is located in the popular village of EBBERSTON with great transport links on the A170 between Scarborough and Pickering.

The accommodation is arranged over two floors and briefly comprises on the ground floor; entrance door into a sizeable lounge complete with fireplace, beamed ceilings, stairs to the first floor and double doors into a separate dining room also with beamed ceilings. From the dining room lies further double doors into the kitchen, fitted with a range of units and entrance door to the side. Also on the ground floor lies a further reception room/snug which could also be utilised as a downstairs bedroom for anyone seeking versatile living arrangements as the room has an adjoining shower room. To the first floor lies a landing space with built-in storage, three double bedrooms with the largest having a dressing room with fitted wardrobes (potential for this to be turned back into an additional bedroom) and a house bathroom.

Ebberston is a pretty village lying to the South of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. The village has a public house, parish church and a sports ground and recreation area. In addition, the property is on a school bus route providing access to Lady Lumley's and Thornton-Le-Dale primary.

Internal viewing highly recommended to fully appreciate the space and setting on offer from this imposing home. Accompanied viewing is only available through calling our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



#### ACCOMMODATION:

##### GROUND FLOOR

##### Lounge

25'11" max x 13'1" max

##### Dining Room

13'9" x 9'10"

##### Kitchen

13'9" x 10'2"

##### Snug

13'9" x 9'10"

##### Shower Room

8'2" x 4'11"





## FIRST FLOOR

### Landing

25'11" x 8'2" max

### Bedroom One

15'1" x 11'9"

### Bedroom Four/Dressing Room

15'8" x 10'2" max

### Bedroom Two

13'1" max x 10'2"

### Bedroom Three

10'9" x 9'10"

### House Bathroom

10'5" max x 8'2" max

### Details Prepared/Ref

TLPF/030524

### Auction Information

#### **Auctioneer Comments:**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Interested? Get in touch:**

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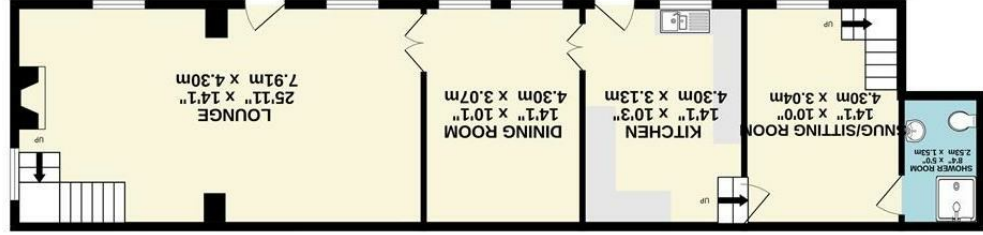
**CPH**



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



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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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Potential	Current	
100	39	

Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Potential	Current	

