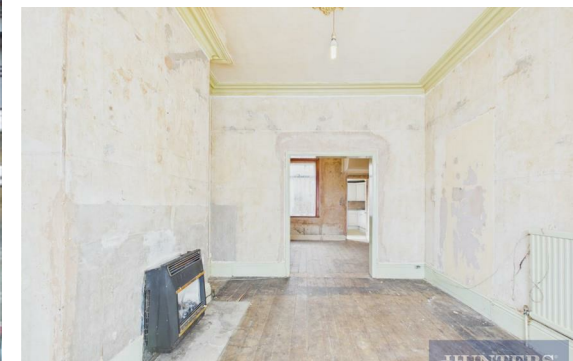




## Highfield, , Scarborough, YO12 4AW

- For Sale By Modern Method Of Auction
- In Need Of Modernisation Throughout
- Popular Highfield Location
- Three Bedroom Mid-Terraced Home
- Small Enclosed Rear Yard
- No Onward Chain

**By Auction £85,000**





# Highfield, , Scarborough, YO12 4AW

## DESCRIPTION

Hunters are pleased to bring to the market this three-bedroom mid-terraced home, situated on the popular Highfield in Scarborough. Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home to their own specification. Offering generous accommodation and plenty of scope for improvement, it is an ideal purchase for investors, first-time buyers or those seeking a rewarding renovation project.

The accommodation briefly comprises an entrance hallway leading through to a spacious bay-fronted living room and dining room providing an excellent space for entertaining, and a fitted kitchen to the rear. To the first floor are three well-proportioned bedrooms and a generous family bathroom, offering flexible accommodation for a range of buyers.

Externally, the property benefits from a small enclosed rear yard, providing low-maintenance outdoor space with scope for improvement.

Located on Highfield, the property enjoys a convenient position close to a range of local amenities, supermarkets, well-regarded schools and excellent transport links. Scarborough town centre, the railway station and both the North and South Bay are all within easy reach, making this an ideal location for families, commuters and investors alike.

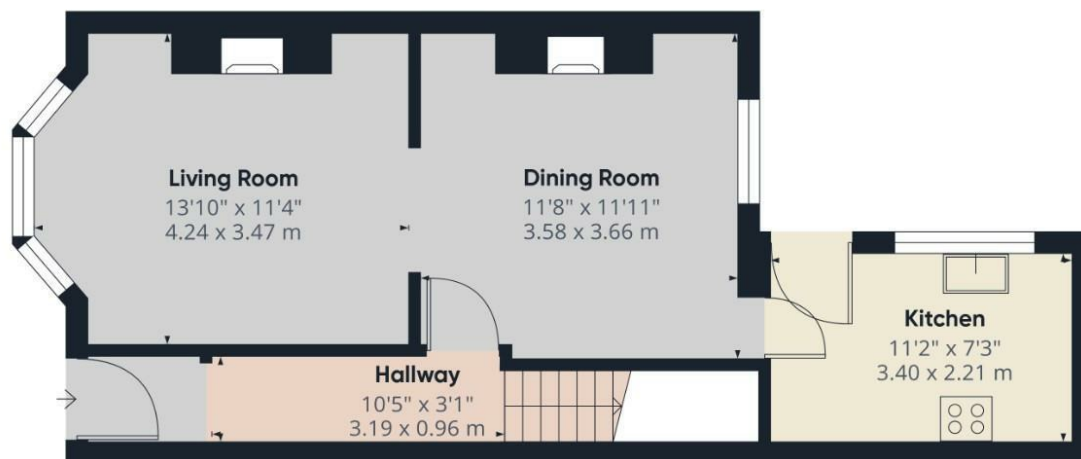
Offered to the market with no onward chain, early viewing is highly recommended to appreciate the potential this property has to offer.



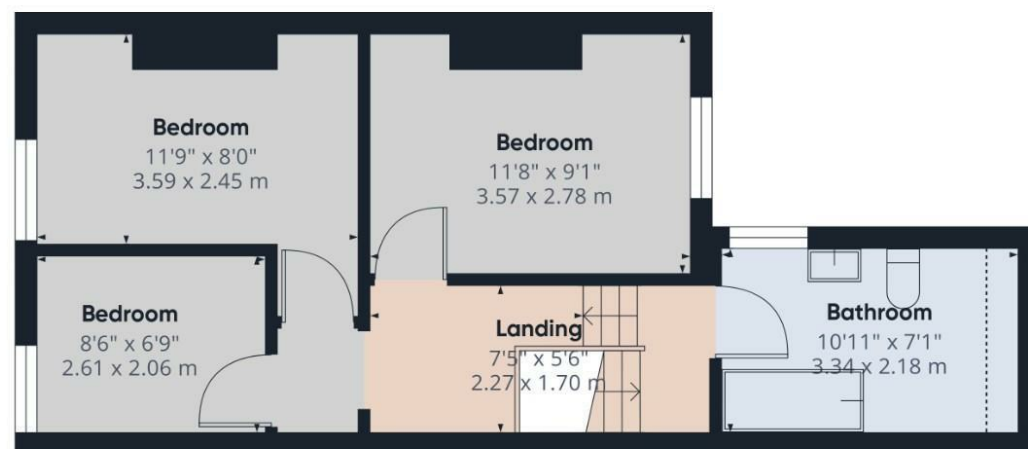








Ground Floor



Floor 1

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**  
HERE TO GET *you* THERE

#### Approximate total area<sup>(1)</sup>

832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

#### Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

#### Reduced headroom

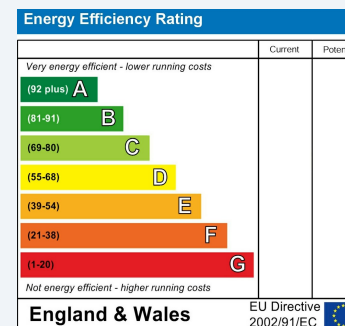
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.