



Royal Crescent, Scarborough

YO11 2RN

By Auction £355,000



# Royal Crescent, Scarborough

## DESCRIPTION

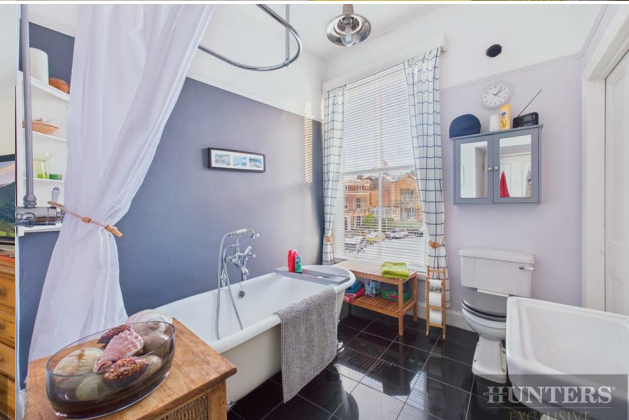
\*\*\* AUCTION CLOSING 20TH JULY\*\*\*

Hunters Exclusive are pleased to present this substantial four-storey home, offering an impressive amount of space and versatility across multiple levels. It is ideally suited to families, multi-generational living, or anyone seeking generous accommodation with excellent separation of room functions.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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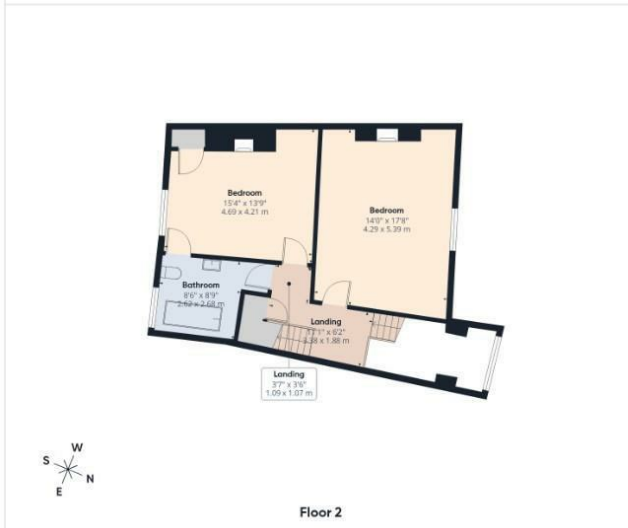
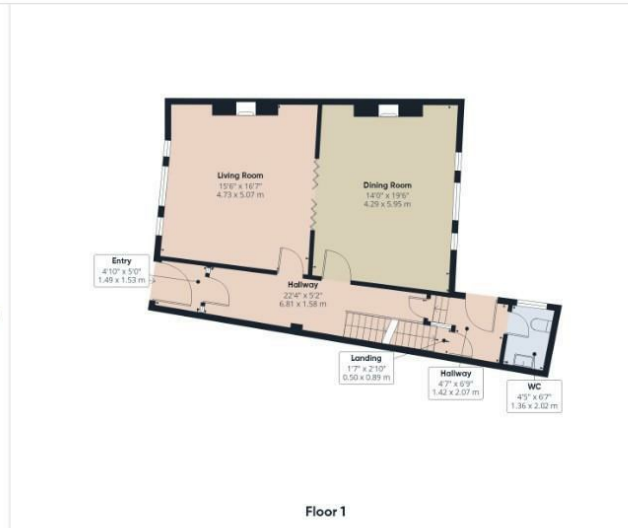


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<b>HUNTERS<sup>®</sup> EXCLUSIVE</b>	
<b>Approximate total area<sup>(1)</sup></b>	
2837 ft <sup>2</sup>	263.4 m <sup>2</sup>
<b>Reduced headroom</b>	
77 ft <sup>2</sup>	7.1 m <sup>2</sup>
(1) Excluding balconies and terraces	
Reduced headroom ----- Below 5 ft/1.5 m	
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: center;"><b>GIRAFFE360</b></p>	



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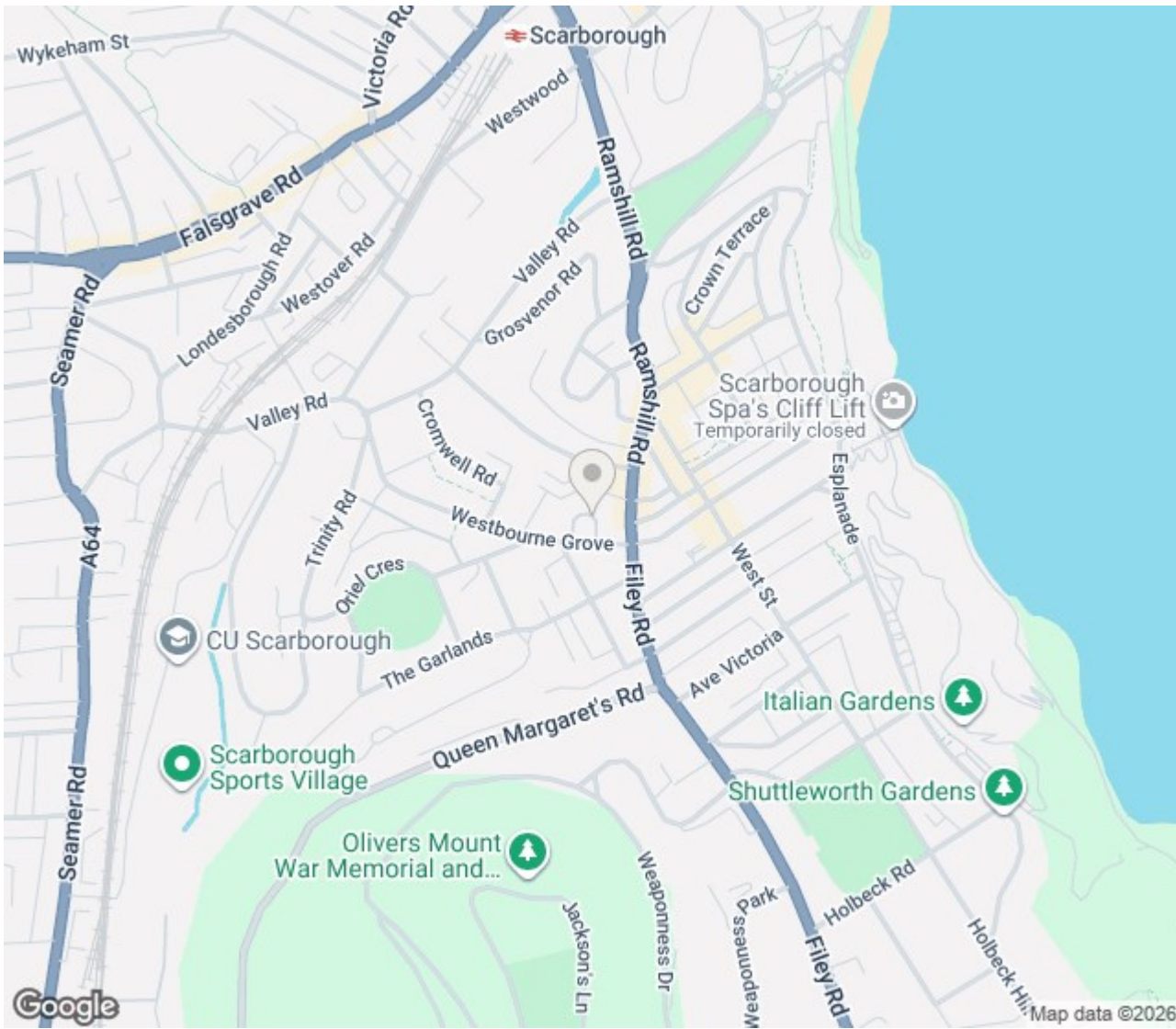


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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