
ARRAN
AINSLEY COURT
Scarborough Cricket Club
HUNTERS®
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# North Marine Road, Scarborough

## £55,000

Welcome to this charming property located on North Marine Road in the picturesque town of Scarborough.

As you step inside, you'll be greeted by a large kitchen/living room, just off the hallway. The property features a generously sized bedroom offering ample space for all your furniture and personal touches and ensuring a peaceful night's sleep in a comfortable and inviting setting. The modern shower room offers a touch of luxury, providing a tranquil space to unwind and rejuvenate. Additionally, the separate WC adds convenience to your daily routine, making busy mornings a breeze.

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 £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



## KEY FEATURES

- SOLD VIA MODERN METHOD OF AUCTION
- One Spacious Bedroom
- Modern Bathroom
- Seperate WC
- Local Amenities
- Perfect Investment Opportunity
- Views over the Cricket Grounds








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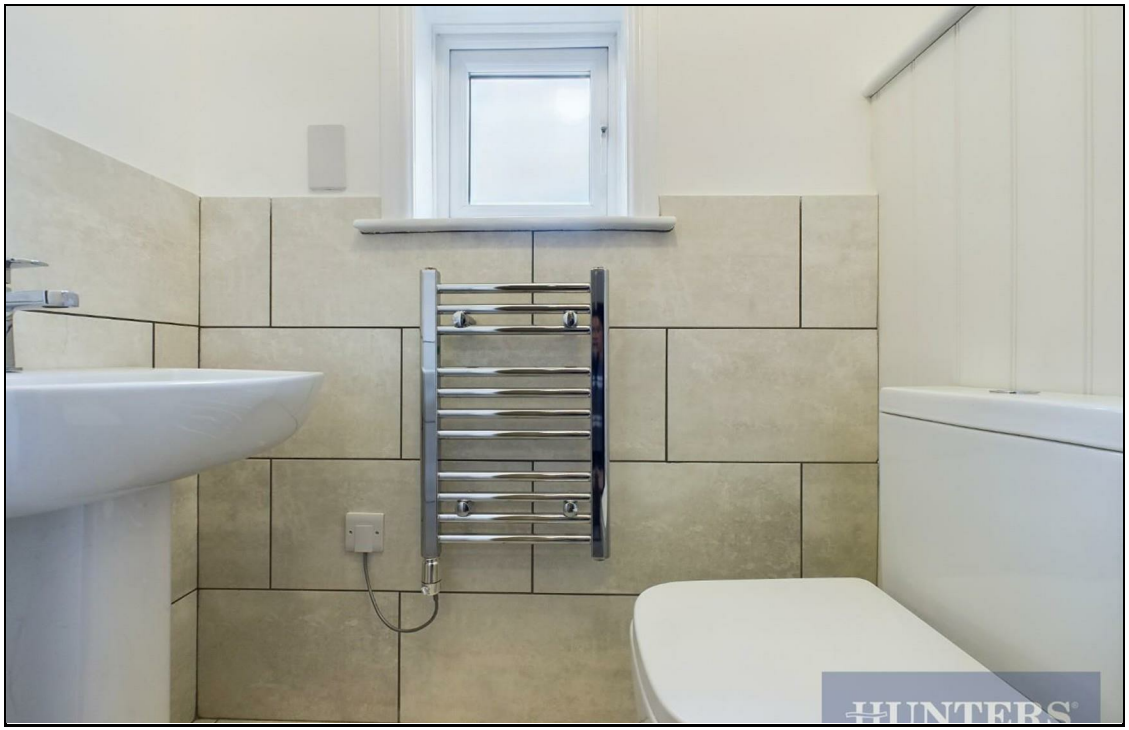
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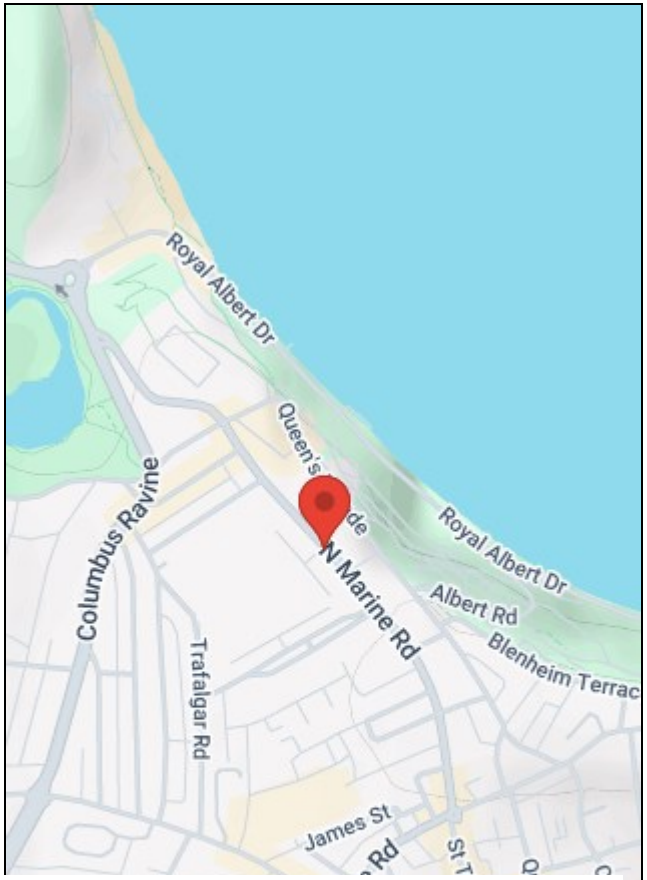


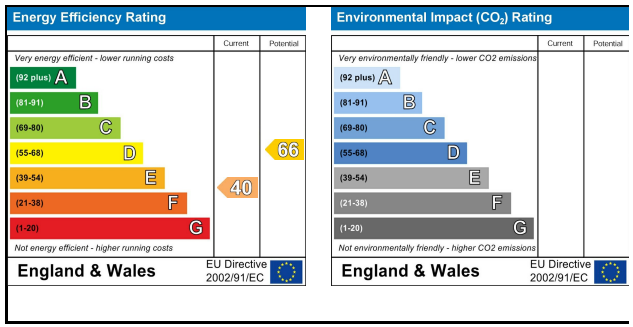





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