



Tollergate, , Scarborough, YO11 1RR

- Five-bedroom mid-terrace home set within Scarborough's sought-after Old Town
- Spacious dining room opening into a cosy lounge with multi-fuel burner
- Enclosed rear courtyard with mature planting and summerhouse
- Just moments from South Bay Beach and local amenities
- Modern fitted kitchen with integrated oven and gas hob plus ground floor WC
- Ideally located for the town centre and Scarborough Castle

Auction Guide £245,000



Tollergate, , Scarborough, YO11 1RR

DESCRIPTION

*** AUCTION CLOSING DATE 24/07/2026***

Hunters Estate Agents are delighted to offer this substantial five-bedroom mid-terrace home, ideally located on a picturesque cobbled street in Scarborough's sought-after Old Town, just moments from South Bay Beach and local amenities. Offering spacious accommodation over three floors, the property features a generous dining room, lounge with multi-fuel burner, modern fitted kitchen, ground floor WC, five well-proportioned bedrooms, a family bathroom and separate WC. Externally, there is an enclosed rear courtyard with mature planting and a charming summerhouse, creating a private outdoor space perfect for relaxing or entertaining. Ideally positioned between Scarborough's North and South Bays, this characterful home is within easy reach of the town centre, Scarborough Castle and the seafront.

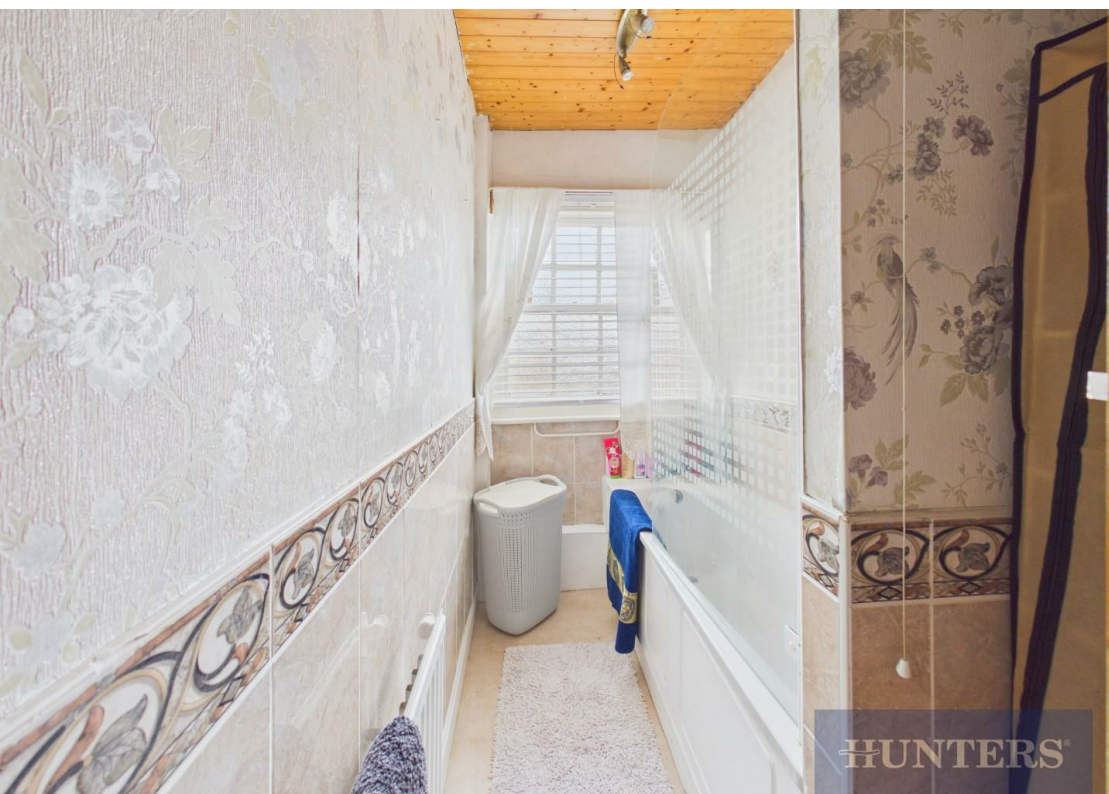
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully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



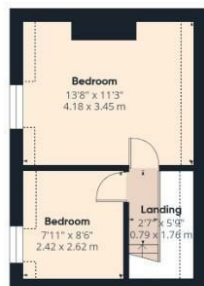




Ground Floor



Floor 1



Floor 2



HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1171 ft²

108.9 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

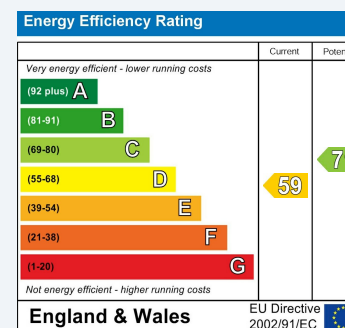
Below 5 ft/1.5 m

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.

Viewings

Please contact 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.



33 Huntriss Row, Scarborough, YO11 2ED
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

HUNTERS
HERE TO GET *you* THERE