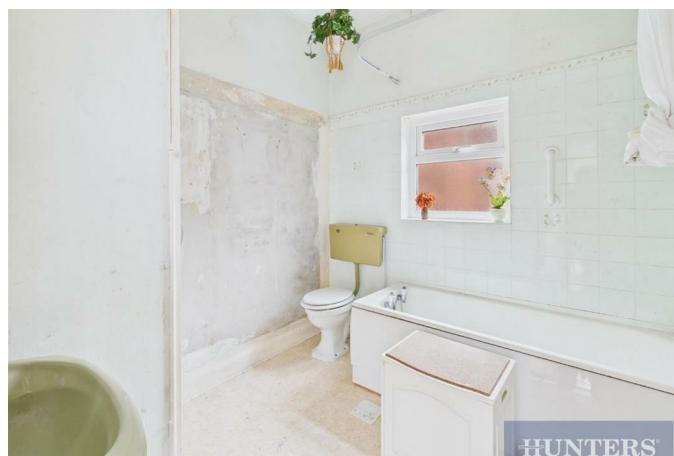




**HUNTERS®**  
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Fulford Road, Scarborough | By Auction £35,000  
Call us today on 01723 336760



### 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.

Entrance Hall UPVC double glazed door to the side aspect, coving, textured ceiling, storage cupboard, radiator, telephone point and power points.	Bedroom 2 8'1" x 11'9" UPVC double glazed windows to the front and side aspects, radiator, coving, textured ceiling and power points.
Lounge 13'10" x 11'9" UPVC double glazed windows to the front and side aspects, coving, textured ceiling, single radiator, feature fireplace, TV point and power points.	Bathroom UPVC double glazed window to the rear aspect, partially tiled walls, lino flooring, heated towel rail and three piece suite comprising of panel enclosed bath with mixer taps and electric shower, WC and wash hand basin with pedestal.
Kitchen 11'3" x 11'0" UPVC double glazed window to the side aspect, lino flooring, single radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, space for cooker and power points.	Agents Notes Council Tax- A EPC- C Deed of Covenant in place
Bedroom 1 7'8" x 11'10" UPVC double glazed window to the side aspect, radiator, coving, textured ceiling and power points.	

**Hunters are pleased to bring to the market this TWO BEDROOM BASEMENT APARTMENT located on the popular SOUTH SIDE of Scarborough offering TWO BEDROOMS and UPVC DOUBLE GLAZING. This property would be the ideal INVESTMENT OPPORTUNITY, RENTAL property, HOLIDAY home or PERMANENT RESIDENCE.**

**This spacious living accommodation briefly comprises of: entrance landing with family bathroom featuring three piece suite, stairs leading to hallway with access to lounge with feature fireplace, kitchen and two bedrooms.**

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

695.94 ft<sup>2</sup>

64.65 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

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