HUNTERS®
HERE TO GET *you* THERE

Staxton Vale Lodge, Old Malton Road, Staxton, Scarborough | By Auction £68,000
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.

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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.

**** PLEASE NOTE THIS IS A 12 MONTH SITE ****

***** NO ONWARD CHAIN, CASH BUYERS *****

Hunters are pleased to bring to the market this well presented FULLY FURNISHED lodge home situated on a gated community, offering TWO BEDROOMS, UTILITY ROOM, DECKING AREA and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, EN SUITE SHOWER ROOM and WALK IN WARDROBE this property will make the ideal purchase for a range of buyers!

Material Information Scarborough
Tenure Type; Leasehold
Leasehold Years remaining on lease;97
Leasehold Annual Service Charge Amount £4200

This light and airy lodge briefly comprises of: entrance hall, spacious open plan lounge/dining/kitchen area, utility room, master bedroom benefitting from a walk in wardrobe and en suite, second bedroom and family bathroom with three piece suite. The outside of the property welcomes you with a large decking area perfect for entertaining and alfresco dining and two parking spaces.

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Approximate total area(1)

776.51 ft²

72.14 m²

(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.

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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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