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Trafalgar Terrace, Scarborough

Auction Guide £70,000



Hunters are delighted to present this two-bedroom terraced house, located on Trafalgar Terrace in Scarborough. This property is perfect for investors. Offering a spacious living area, a functional kitchen, and two well-proportioned bedrooms, this property has great potential for rental income as its central location ensures strong demand from tenants. Additionally, there is a tenant in situ, making it an ideal investment opportunity with immediate rental returns.

This property briefly comprises: entrance hall, bay-fronted lounge, and kitchen. To the upper floors, you are welcomed with two good-sized bedrooms and a family bathroom. The outside presents you with a rear low-maintenance yard. This home is not one to miss—call the office today!

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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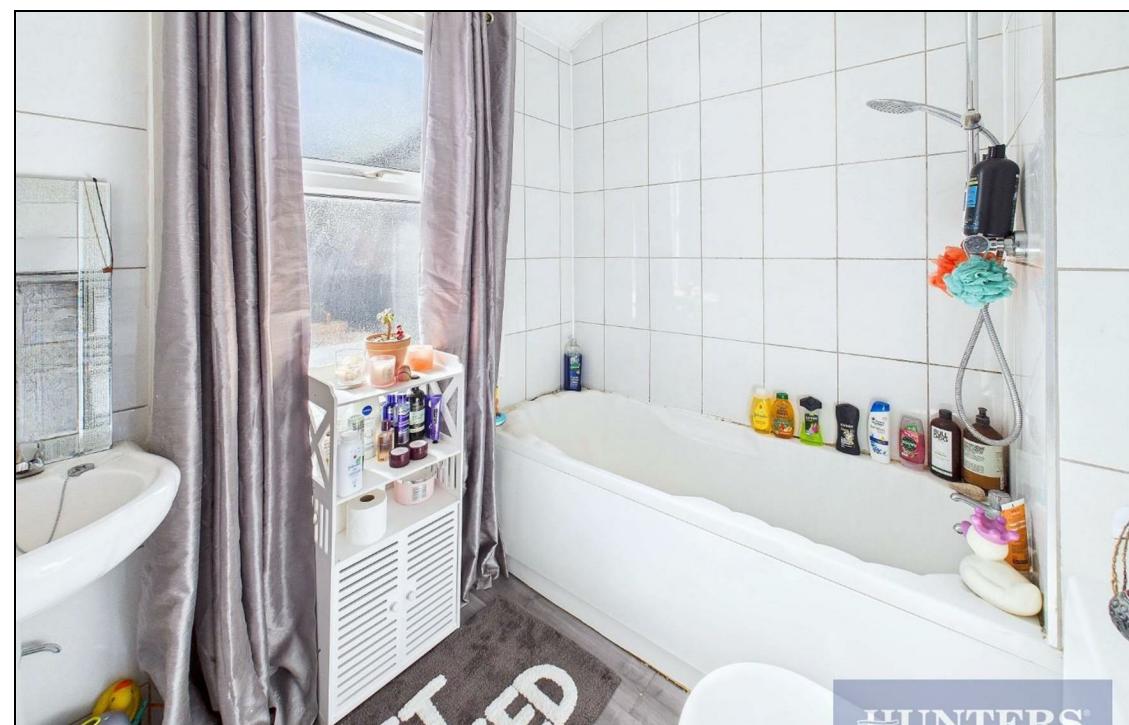
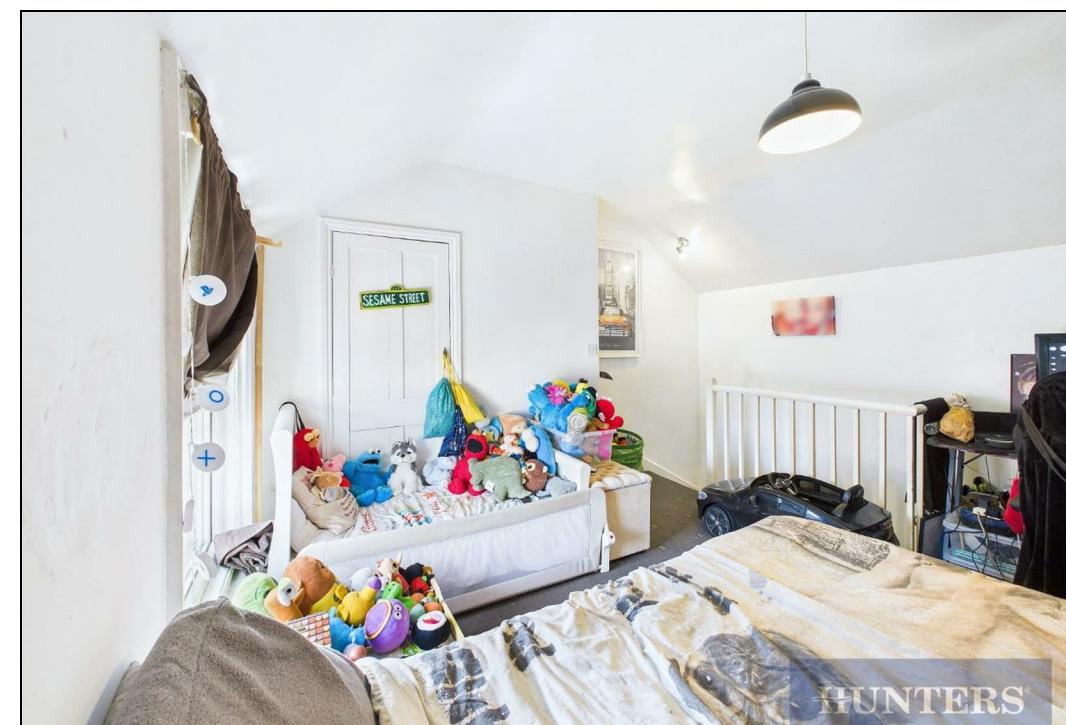
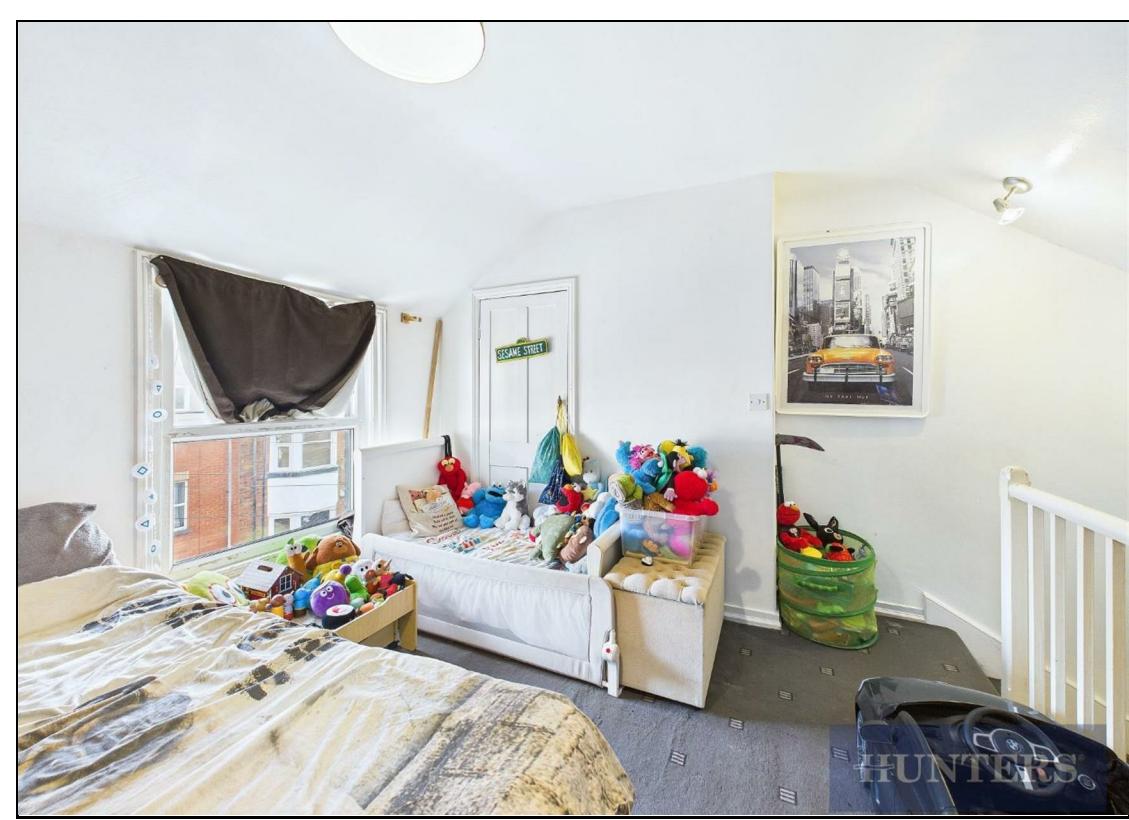


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KEY FEATURES

- Sold by Modern Method of Auction
- Two Bedroom Property
- Central location
- Perfect Investment Opportunity
- Terraced house
- EPC: D







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Approximate total area⁽¹⁾

544.01 ft²
50.54 m²

Reduced headroom
6.66 ft²
0.62 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

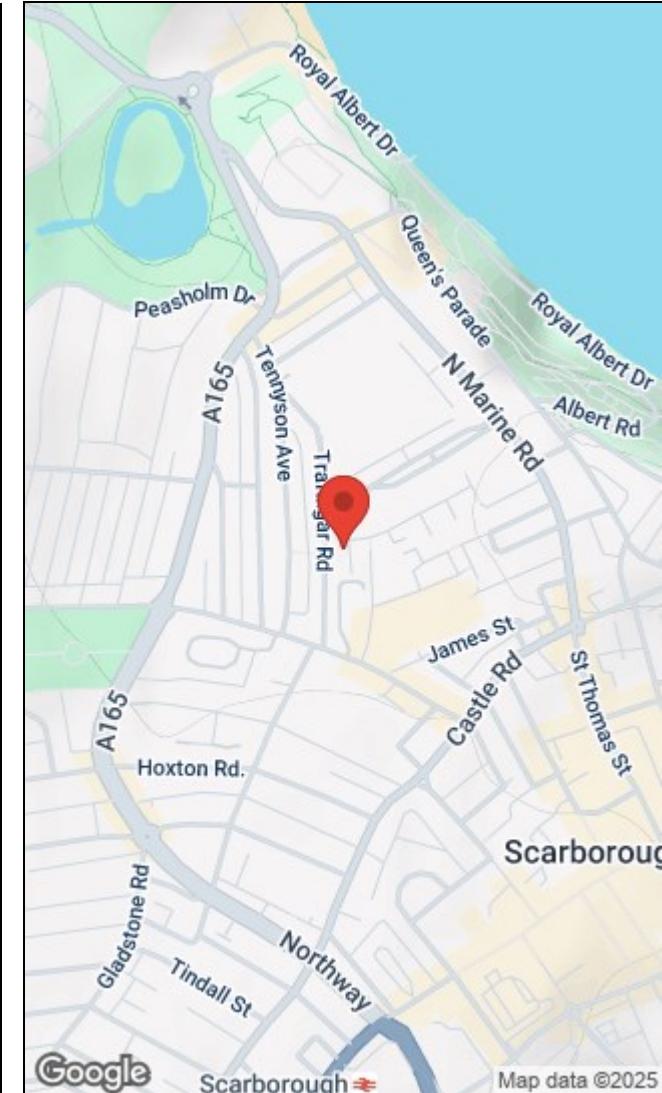
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 2



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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