



## St. Martins Square, , Scarborough, YO11 2DQ

- Sold Via Modern Method Of Auction
- One bedroom, bathroom, reception room and kitchen
- Close to local amenities including shops, cafés and services
- Garden flat with its own private entrance
- Pebbled outdoor area providing usable external space
- Located in St. Martins Square on Scarborough's South Side

**Auction Guide £68,000**

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# St. Martins Square, , Scarborough, YO11 2DQ

## DESCRIPTION

Nestled in the charming St. Martins Square on Scarborough's South Side, this apartment offers a unique living arrangement with its own private garden-level entrance, providing convenience and independence. The property includes a well-proportioned bedroom, a bathroom, a reception room and a kitchen, with a pebbled outside area adding character and a useful space to enjoy the fresh air. Its position within this residential area places it close to local amenities, with shops, cafés and essential services just a short walk away.

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.

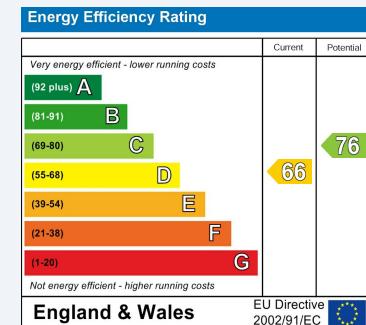
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## 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.

### Viewings

Please contact [scarborough@hunters.com](mailto: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.

**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.