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**HUNTERS**

# Ingle Close, Scarborough

By Auction £50,000



Hunters are delighted to bring to the market this two-bedroom apartment located on Seamer Road, Scarborough, offering spacious and well-presented accommodation throughout ideal for a range of buyers including first time buyers, investors and couples.

The property briefly comprises a welcoming entrance hallway, a generous open-plan kitchen/living space providing ample room for dining and entertaining, two bedrooms and a bathroom suite. Finished to a good standard throughout, the apartment offers bright and versatile living accommodation ready to move straight into.

Situated within close proximity to local amenities, supermarkets, transport links and with easy access to the A64, the property is perfectly positioned for convenient living and commuting. Viewing is highly recommended to fully appreciate all this property has to offer.

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.

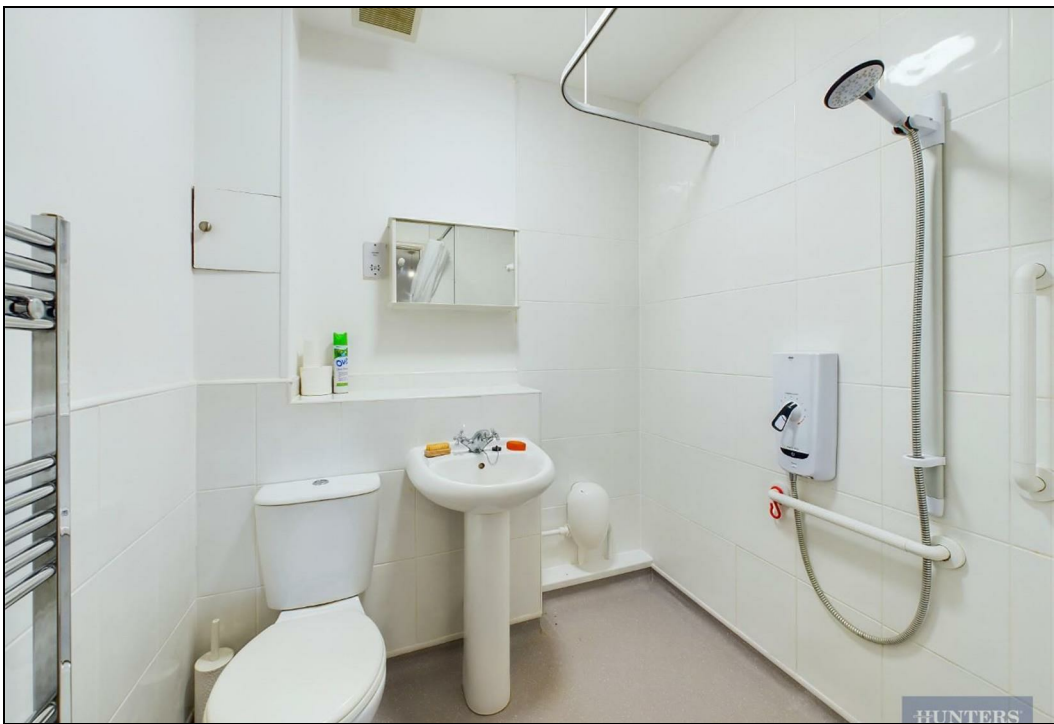
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

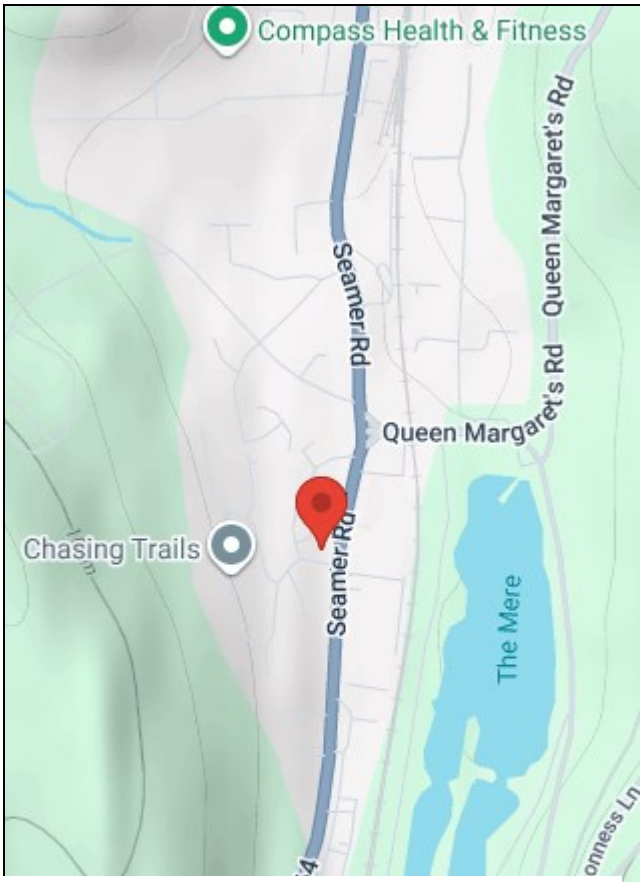
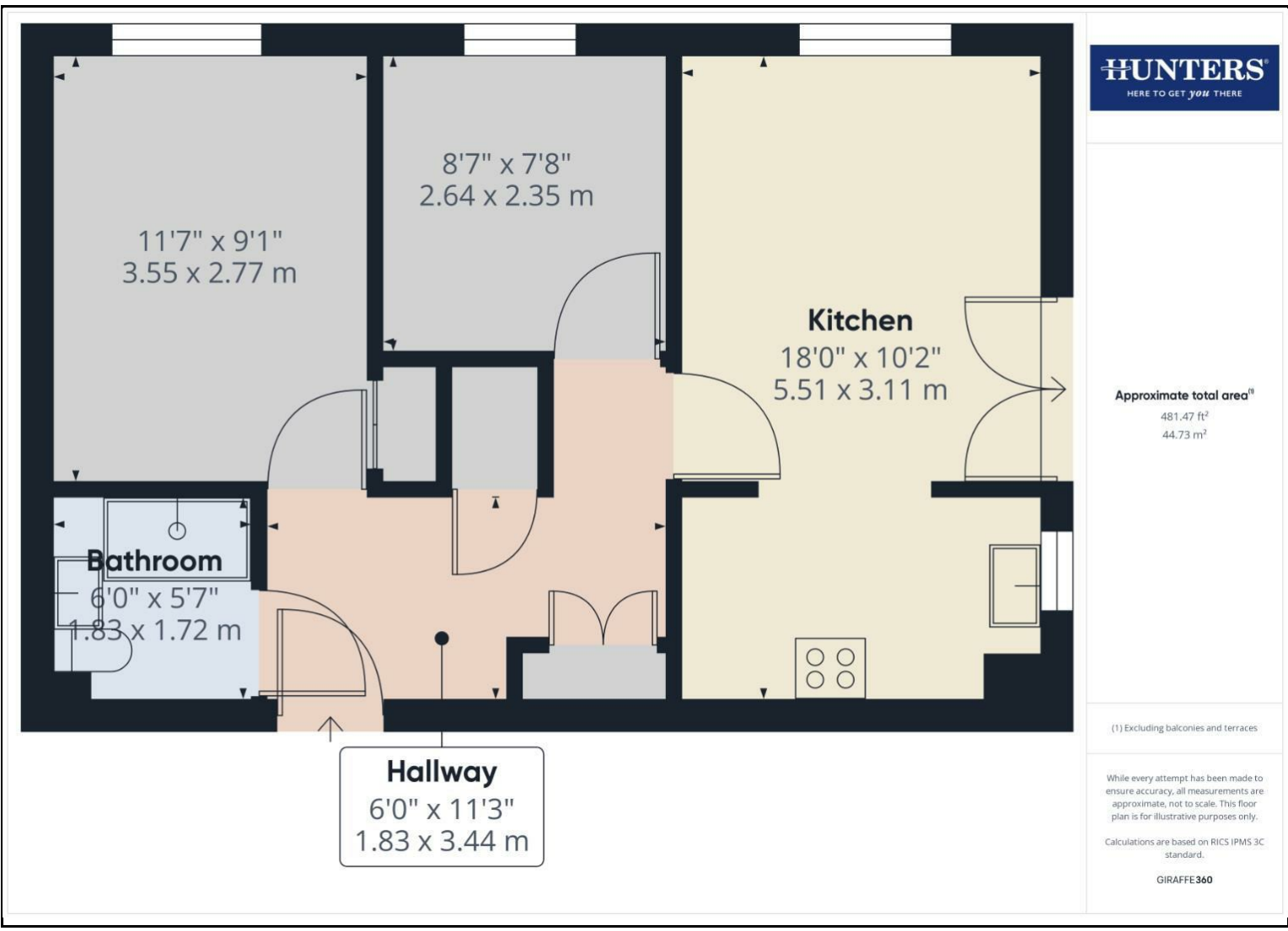
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## KEY FEATURES

- For Sale By Modern Method Of Auction
  - Two Bedroom
- Upper Floor Apartment
  - Close to Amenities







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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