



colin ellis



Oak Road,
Scarborough, YO12 4AP

Guide Price £120,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

A spacious four-bedroom semi-detached home arranged over three floors, offering excellent potential for modernisation and enjoying pleasant views over Falsgrave Park from a rear second-floor bedroom. This substantial property provides an exciting opportunity for buyers looking to update and create a generous family home in a popular residential location.

Early viewing is recommended to appreciate the size, layout and potential on offer.

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PROPERTY DESCRIPTION
Although requiring a programme of modernisation, the property offers excellent scope for improvement and personalisation, making it an ideal purchase for buyers seeking a project with the potential to create a spacious home close to local amenities, schools and transport links.

The ground floor comprises a bay fronted living room and a separate dining room, offering versatile reception space, a fitted kitchen along with a ground floor shower room, providing convenient facilities for guests or day-to-day use. To the first floor are two well proportioned bedrooms, including the principal bedroom which benefits from its own en suite bathroom. The accommodation continues to the second floor where there are two further bedrooms, one of which enjoys a pleasant rear outlook over Falsgrave Park, creating a particularly appealing space, the top floor is completed by a handy WC.

Externally, the property benefits from a low-maintenance frontage and driveway.

LIVING ROOM
3.70 x 2.86 (12'1" x 9'4")

DINING ROOM
3.57 x 4.66 (11'8" x 15'3")

KITCHEN
3.87 x 1.99 (12'8" x 6'6")

SHOWER ROOM
0.89 x 1.92 (2'11" x 6'3")

BEDROOM
3.63 x 4.06 (11'10" x 13'3")

EN SUITE
2.82 x 1.95 (9'3" x 6'4")

BEDROOM
3.67 x 2.93 (12'0" x 9'7")

BEDROOM
3.58 x 4.08 (11'8" x 13'4")

BEDROOM
3.21 x 2.94 (10'6" x 9'7")

WC
0.76 x 1.49 (2'5" x 4'10")

AUCTIONEERS ADDITIONAL COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.













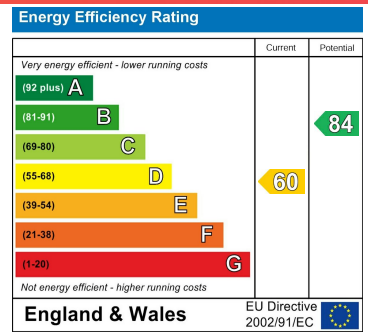






Oak Road - 18790112
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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Tel: 01723 363565
E-mail: info@colinellis.co.uk

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