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37 Princess Royal Terrace, Scarborough

Guide Price £225,000







37 Princess Royal Terrace

Scarborough

- FOR SALE BY MODERN METHOD OF AUCTION
- SUBSTANTIAL SIX BEDROOM TERRACED HOUSE
- SET OVER THREE FLOORS
- 3 RECEPTION ROOMS INCLUDING FAMILY ROOM, DINING ROOM AND LIVING ROOM
- FITTED KITCHEN WITH SIDE DOOR TO REAR YARD
- LIVING ROOM WITH OPEN FIRE AND BAY WINDOW
- FIRST FLOOR BATHROOM AND SEPARATE WC
- LOW MAINTENANCE REAR YARD
- NO ONWARD CHAIN

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).

We are delighted to present this SUBSTANTIAL SIX BEDROOM terraced house situated in the sought after SOUTH CLIFF area , offering generous accommodation across THREE FLOORS and available with NO ONWARD CHAIN.

With three reception rooms and a versatile layout, this appealing home is well suited to family life and offers plenty of space to adapt to individual needs. The ground floor opens into an entrance leading to the living room, where a bay window and open fire create a welcoming setting for relaxing and entertaining. A separate family room provides further flexible living space, while the dining room offers a dedicated place to gather for meals and connects to the fitted kitchen with a side door to the low maintenance rear yard. On the first floor, a landing leads to three bedrooms, a bathroom and a separate WC, providing a practical arrangement for a busy household.







The second floor features a further landing, three additional bedrooms and a bathroom, offering flexibility for family members, guests or those seeking space to work from home.

The combination of six bedrooms and three reception rooms gives this property a sense of space, with opportunities to make each room your own. With its generous proportions, convenient layout and no onward chain, this is a home worth exploring. Arrange a viewing to appreciate the accommodation.

For sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days. Interested parties personal data will be shared with the Auctioneer. 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 inc 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 inc VAT, subject to a minimum of £6,600.00. 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.

GROUND FLOOR

Entrance

Kitchen 16' 1" x 6' 11" (4.90m x 2.10m)

Dining Room 12' 10" x 10' 2" (3.90m x 3.10m)

Family Room 14' 1" x 10' 10" (4.30m x 3.30m)

Living Room 14' 1" x 13' 1" (4.30m x 4.00m)



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR

Landing

Bathroom 10' 2" x 8' 10" (3.10m x 2.70m)

WC 6' 7" x 3' 7" (2.00m x 1.10m)

Bedroom 14' 1" x 10' 6" (4.30m x 3.20m)

Bedroom 14' 1" x 10' 6" (4.30m x 3.20m)

Bedroom 10' 6" x 6' 11" (3.20m x 2.10m)

SECOND FLOOR

Landing

Bedroom 14' 1" x 10' 6" (4.30m x 3.20m)

Bedroom 14' 1" x 10' 6" (4.30m x 3.20m)

Bedroom 10' 6" x 6' 11" (3.20m x 2.10m)

Bathroom

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.