

CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

200 Overdale, Eastfield

Guide Price £90,000







200 Overdale

Eastfield, Scarborough

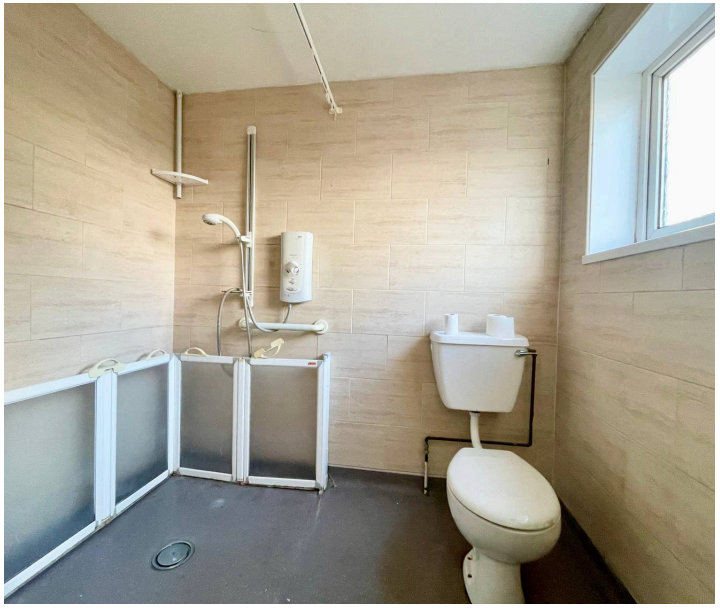
- FOR SALE VIA MODERN METHOD OF AUCTION
- TWO BEDROOM SEMI DETACHED BUNGALOW
- MODERN KITCHEN NEWLY FITTED IN 2024
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- GENEROUS LOUNGE
- GENEROUS LAWNED GARDEN WITH PATIO AREA
- GARAGE AND DRIVEWAY FOR OFF STREET PARKING
- BOILER FITTED IN 2023 AND DOUBLE GLAZED WINDOWS
- 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 attractive two bedroom semi-detached bungalow, offered for sale via the modern method of auction and ideally suited to investors or first time buyers.

This inviting home boasts a generous lounge, perfect for relaxing or entertaining, while the newly fitted modern kitchen (installed in 2024) provides a stylish and practical space for culinary pursuits. Both bedrooms are well-proportioned, offering comfortable accommodation with flexibility for guests or a home office. Benefitting from a boiler fitted in 2023 and double glazed windows throughout.







Additional features include a garage and driveway, providing off street parking and a generous lawned garden with a patio area perfect for outdoor dining and entertaining. With the added advantage of no onward chain, this bungalow presents an excellent opportunity for those seeking a smooth and straightforward purchase. Situated in a desirable location, this charming property is not to be missed. Arrange your viewing today to fully appreciate all that this delightful home has to offer.

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.

Council Tax band: B

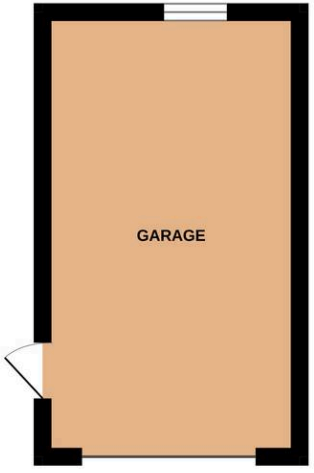
Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



GARAGE
126 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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GROUND FLOOR

Hallway 10' 10" x 2' 11" (3.30m x 0.90m)

Kitchen 8' 10" x 7' 3" (2.70m x 2.20m)

Lounge 14' 1" x 9' 10" (4.30m x 3.00m)

Bathroom 7' 3" x 5' 3" (2.20m x 1.60m)

Bedroom One 9' 6" x 7' 3" (2.90m x 2.20m)

Bedroom Two 12' 10" x 9' 10" (3.90m x 3.00m)

Garage 14' 9" x 8' 6" (4.50m x 2.60m)

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