



6 Victoria Parade, Scarborough - YO11 1TY
£100,000

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years



6 Victoria Parade

Scarborough, Scarborough

- Two reception Rooms, Four Bedrooms
- Would make a good Buy to let
- Vacant possession and No onward Chain
- Requires full renovation and to be sold by INFORMAL TENDER
- Rear Yard
- End Terraced Town house set over three floors

*** INFORMAL TENDER - 2 OPEN VIEWINGS DAYS - 25TH APRIL 12pm - 1pm , 2ND MAY 1pm - 2pm, SEALED BIDS BY 12 NOON 09TH MAY.

++IN NEED OF RENOVATION/ MODERNISATION WORKS BUT OFFERING GREAT POTENTIAL IS THIS FOUR BEDROOM, BAY WINDOW VICTORIAN TERRACED HOME with TWO RECEPTION ROOMS, KITCHEN & BATHROOM+++

Nestled in the charming area of Victoria Parade, Scarborough, this FOUR bedroom, END TERRACE house which is in need of a full renovation is offered to the market by INFORMAL TENDER. The property should appeal to investors and those wanting to take on a project with potential to create a well laid out Victorian family home or could possibly be an HMO or flats (subject to consents).

Upon entering, you will be greeted with spacious living areas laid out as separate Lounge, Dining Room and kitchen to the rear. Each of the four bedrooms are generously sized, served by a bathroom with separate WC.

The outdoor space is made up of a front forecourt and rear Yard.

Offered with VACANT POSSESSION AND NO ONWARD CHAIN.

Located close to town and The train station. - Viewing is highly recommended. Call 01723 352235.

Council Tax band: TBD

EPC Energy Efficiency Rating: G



Entrance Hall

Lounge

Dimensions: 4.2 x 3.6 (13'9" x 11'9").

Dining Room

Dimensions: 3.8 x 3.8 (12'5" x 12'5").

Kitchen

Dimensions: 2.1 x 1.8 (6'10" x 5'10").

First Floor Landing

Bedroom One

Dimensions: 4.8 x 4.3 (15'8" x 14'1").

Bedroom Two

Dimensions: 3.3 x 3.0 (10'9" x 9'10").

Bathroom

Dimensions: 2.9 x 1.8 (9'1" x 5'10").

WC

Dimensions: 1.3 x 0.9 (4'3" x 2'11").

Second floor Landing

Bedroom Three

Dimensions: 4.8 x 3.6 (15'8" x 11'9").

Bedroom Four

Dimensions: 3.3 x 3.0 (10'9" x 9'10").

Rear Yard

Tenure

FREEHOLD

Council Tax and EPC

Council Tax - band B EPC - Tbc

Details Prepared by/ Date

GV 17/04/25



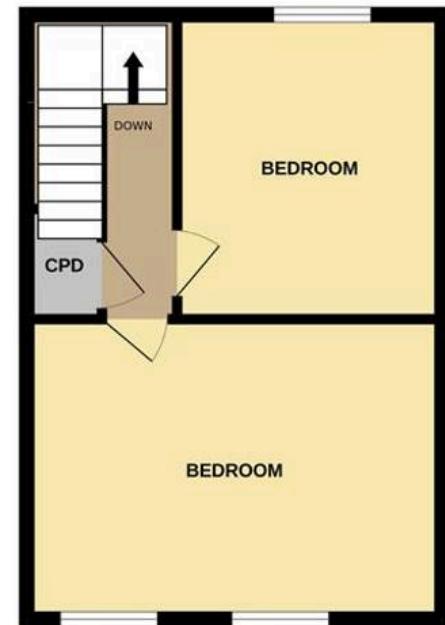
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.