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13 Milton Avenue, Scarborough

Auction Guide Price £100,000

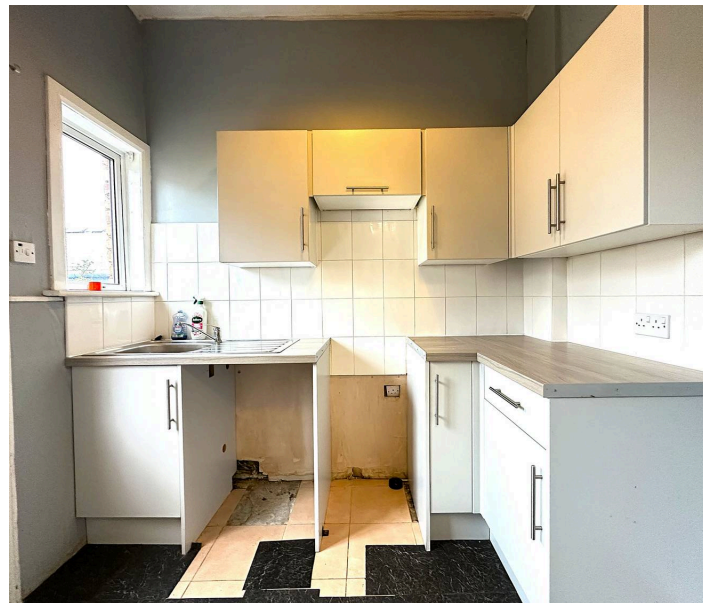




- TWO BEDROOM MID-TERRACE HOME
- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE & RESERVATION FEE
- IDEAL FIRST TIME BUY/BUY TO LET
- GENEROUS WEST FACING GARDEN
- OFFERED WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION

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).

Welcome to this charming two-bedroom mid-terrace home, perfect for first-time buyers or investors looking for a buy-to-let opportunity. This property, located in a popular residential area, is up for sale through the modern method of auction and comes with a generous yard to the rear. With no onward chain, it's ready for you to move right in or start earning rental income right away. The property benefits from a newly fitted combi boiler (fitted circa June 2025). As you step inside, you'll find a hallway with stairs up to the first floor, a cosy bay fronted living room which has an opening to a dining room, ideal for relaxing or entertaining friends and a kitchen fitted with a range of units. To the first floor lies a landing, two spacious bedrooms and a house bathroom. Externally, the property benefits from a generous West facing garden with walled boundaries and gated access to the rear. There is potential to create off-street parking or add a garage within this space.



Conveniently situated in a sought-after area, this home is a fabulous find for those seeking a comfortable lifestyle or a savvy investment. Don't miss out on this fantastic opportunity – book your viewing today!





## ACCOMMODATION

### GROUND FLOOR

Entrance Hallway - 12' 10" x 5' 3" (3.90m x 1.60m)

Lounge - 11' 6" x 10' 6" (3.50m x 3.20m)

Dining Room - 11' 6" x 10' 6" (3.50m x 3.20m)

Kitchen - 8' 2" x 5' 11" (2.50m x 1.80m)

### FIRST FLOOR

Landing

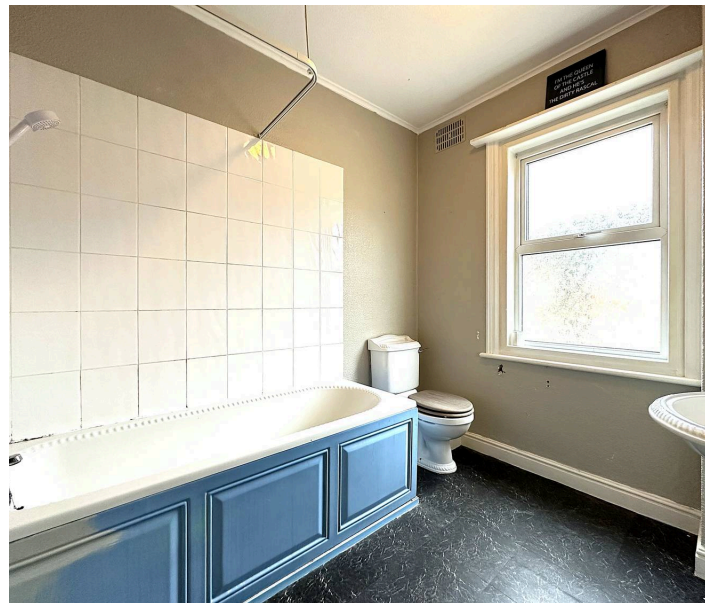
Bedroom One - 16' 1" x 9' 10" (4.90m x 3.00m)

Bedroom Two - 11' 6" x 9' 10" (3.50m x 3.00m)

Bathroom - 8' 2" x 6' 11" (2.50m x 2.10m)

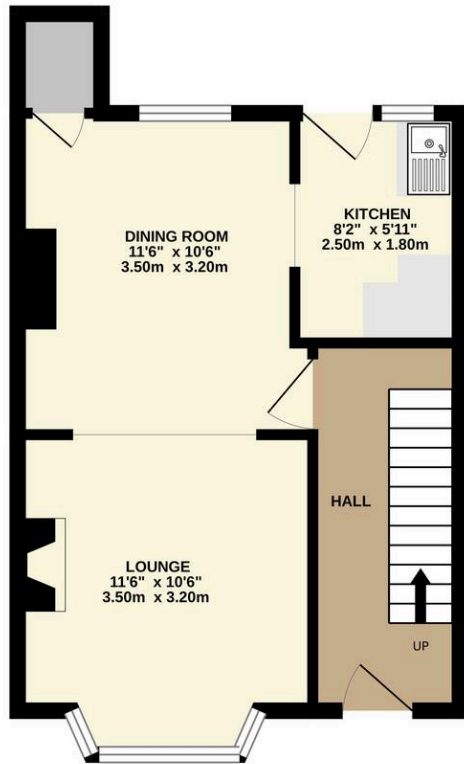
### AUCTION INFORMATION:

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.

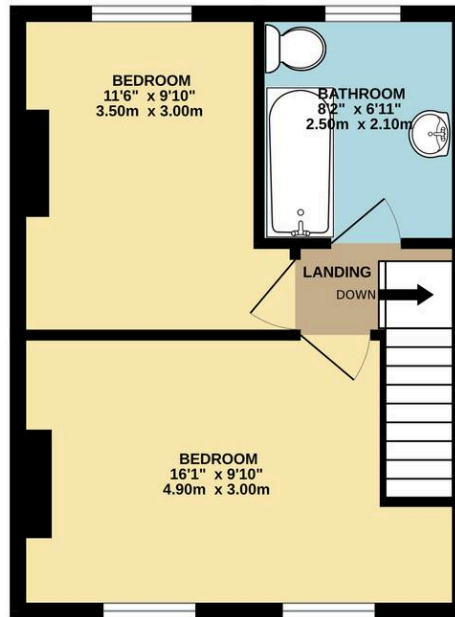




GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132