



36 Caymer Road, Eastfield - YO11 3HH
£80,000

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years



36 Caymer Road

Eastfield, Scarborough

- Property Requires a Full Scheme of Modernisation
- Three Bedroom Terraced House with Gardens Front and Rear
- Located in Eastfield with a Wealth of Amenities Nearby including Junior and Secondary Schools
- Ideal for First Time Buyers and/or Investors
- Sold with NO ONWARD CHAIN

FOR SALE BY MODERN METHOD OF AUCTION:

Nestled on Caymer Road this three-bedroom mid-terraced house presents an excellent opportunity for those looking to add their own stamp to a property. The property boasts a generous kitchen, complemented by an additional utility room, as well as a generous lounge.

Upstairs, you will find three well-proportioned bedrooms, perfect for families or those needing extra space for guests or a home office plus the house bathroom.

While the property requires a full scheme of modernisation, this is reflected in the realistic asking price, making it an ideal choice for first-time buyers eager to put their own stamp on a home or for investors seeking a promising project. The front and rear gardens offer potential for outdoor enjoyment and landscaping.

Situated in Eastfield, the property is well-placed for a wealth of amenities, including local shops and schools, ensuring that daily conveniences are within easy reach. Additionally, the regular bus route into Scarborough provides excellent transport links, making it easy to explore the wider area.

This property is a blank canvas waiting for your personal touch, and it promises to be a wonderful home in a vibrant community. Offered with NO ONWRD CHAIN internal viewing highly recommended.

To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



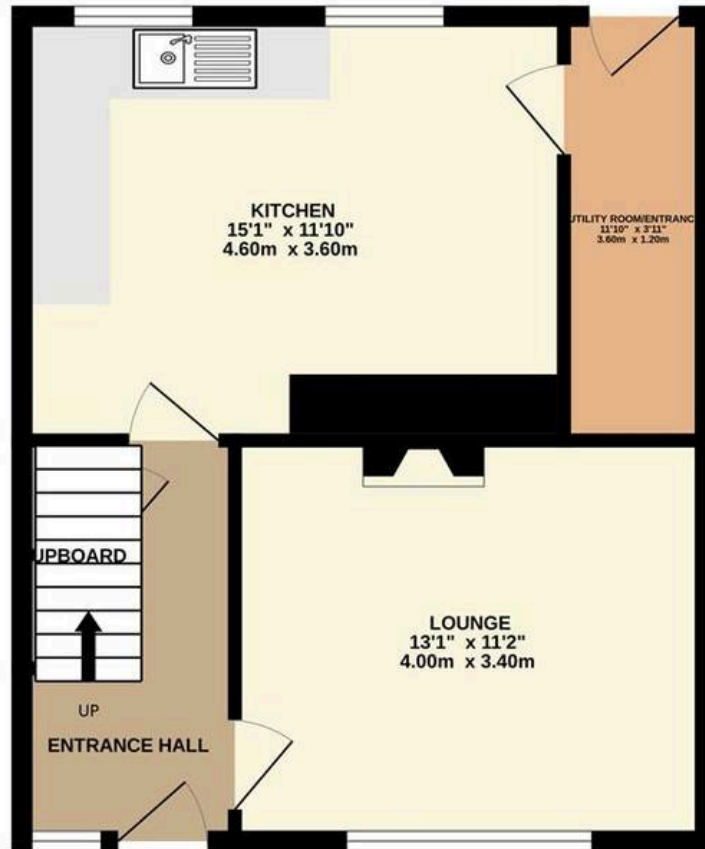


Auction

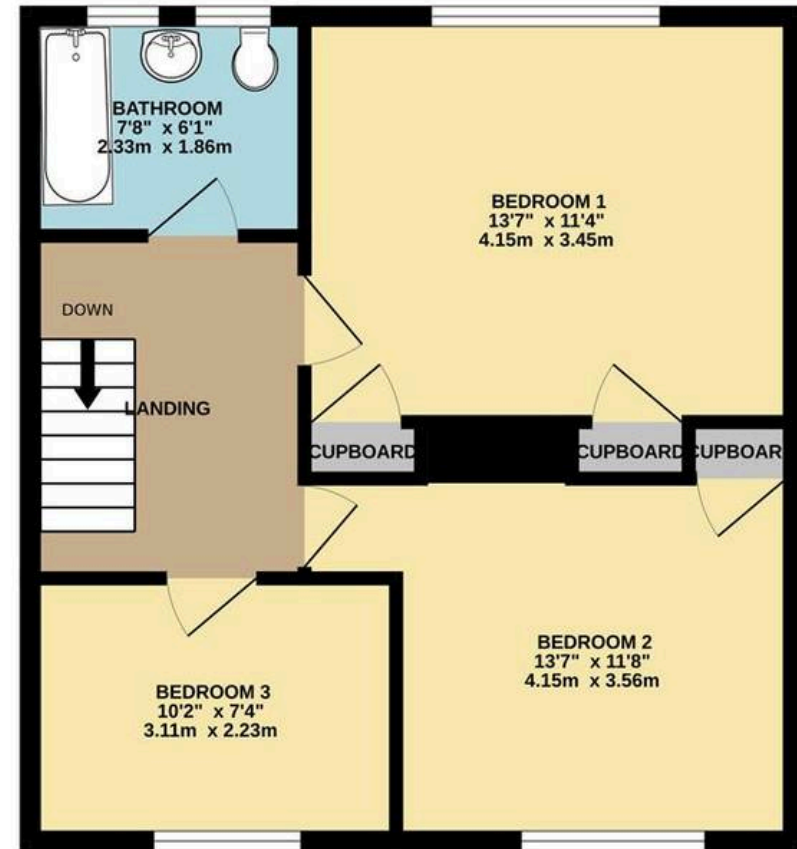
Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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