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3 Scarborough Road

Norton, YO17 9EZ

Auction Guide £170,000

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Auction Guide £170,000

** For sale by online auction ** Pre-Auction offers considered **

Located in the popular area of Norton, Malton, this delightful Grade II listed cottage is a true hidden gem. With two well-proportioned bedrooms as well as two reception rooms downstairs, this detached property is packed with original features and charm that reflect its historical significance. As you approach the property, which is set back off the Scarborough Road, you will appreciate the off-street parking as well as a large mature garden.

- Auction Date - Wednesday 25th June 2025
- Auction Pack Available On Request
- Buyers Fee Applies
- Grade II listed detached cottage
- Two bedrooms
- Kitchen with separate dining room
- Full of original features
- Off street parking
- Large garden

Kitchen

Two side dual aspect windows, glazed side door leading to the rear of the property. Range of wall and base units with marble worktop. Gas range cooker, Belfast sink. Cast iron radiator. Tiled flooring.

Dining Room

Side and front aspect wood sash window, wood front door, stone flooring and cast iron range (partly original). Radiator. Wooden beams to the ceiling. Door to the under stairs cupboard.

Sitting Room

Front aspect wood sash window, log burning stove. Wood flooring. Wooden beams to the ceiling. Second door to the under stairs cupboard and stairs leading to the first floor.

Landing

Stairs with radiator, landing space with second radiator.

Bedroom One

Front aspect window and rear Velux window, cast iron fire place.

Bedroom Two

Front aspect window, cast iron radiator.

Bathroom

Rear aspect window, free standing bath with shower attachment over, pedestal sink and low flush WC.

Outside store & Utility Room

Utility room and store room. Parking for one vehicle. At the rear of the house is a paved area. Outside tap. To the front of the house is a large garden with a garden shed.

Services

Mains connected to water, drainage, gas and electric.

Council Tax Band C

Tel: 07515763622

Auction: Modern Terms and Conditions

Modern Terms & Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

Road Map

Hybrid Map

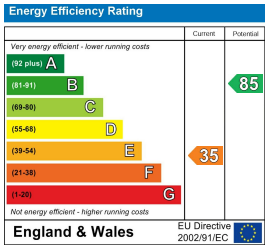
Terrain Map

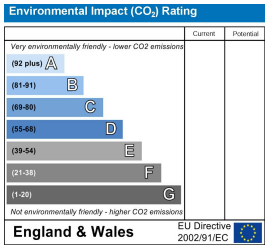
Floor Plan

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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