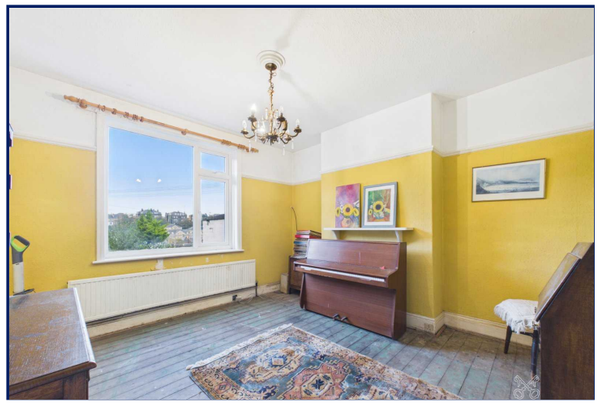
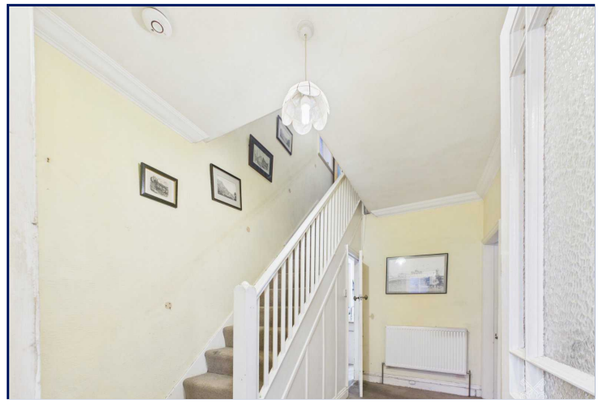
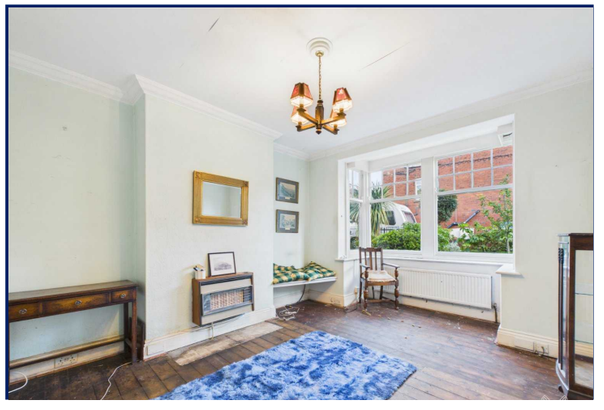


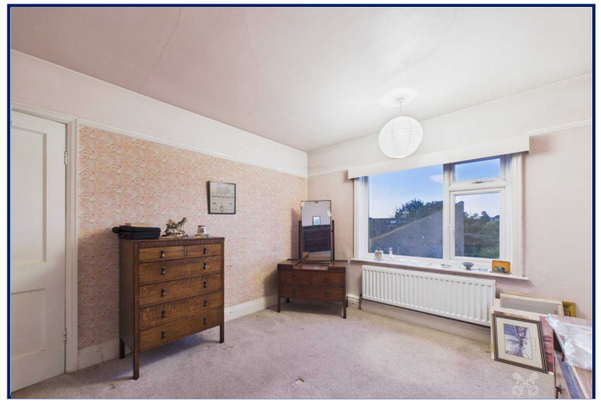


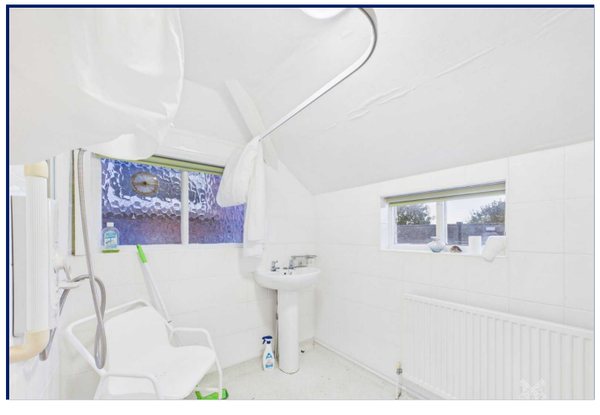












Cromwell Gardens, Scarborough,
North Yorkshire, YO11

Guide Price: £140,000
Freehold

Reeds Rains

reedsrains.co.uk

Cromwell Gardens, Scarborough, North Yorkshire, YO11
Guide Price: £140,000 Freehold

Council Tax Band: C
EPC Rating: TBC

A rare opportunity to acquire a three-bedroom semi-detached home in the highly sought-after Cromwell Gardens. Requiring full renovation throughout, the property offers fantastic potential to create a superb family residence in a location where homes seldom come to market.

Main Description

Situated within the ever-popular Cromwell Gardens, where properties rarely become available for sale, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a renovation project with outstanding potential.

Requiring full modernisation throughout, the property offers the perfect blank canvas to create a superb family home tailored to individual tastes and requirements. With well-proportioned accommodation already in place, the house provides excellent scope to restore and enhance into a comfortable and stylish residence.

The current layout comprises three bedrooms, two reception rooms, a kitchen and bathroom accommodation, offering flexible living space ideal for families, investors or those looking to create their forever home. The generous room proportions and traditional semi-detached design provide an excellent foundation for improvement and refurbishment.

Externally, the property benefits from both front and rear gardens, offering ample outdoor space for landscaping, entertaining or family enjoyment. Cromwell Gardens is regarded as a desirable residential setting, enjoying a convenient position for local amenities, schools, transport links and Scarborough town centre.

Opportunities to purchase within this established neighbourhood are infrequent, making this a particularly appealing prospect for buyers looking to secure a home in a location where demand consistently remains strong.

Offering potential to add value and create a stunning family residence, this is a rare chance to acquire a property in one of Scarborough's most sought-after areas.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area
Scarborough
Coal Mining Area - No
Council Tax Band Band C
Council Tax Estimate £2,262
Year Built 1930-1949

Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage
Mobile (based on calls indoors)

O2 - Good
EE - Good
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - Yes

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Auction Details
Joint Agents

Auction House Hull & East Yorkshire, 56 Market Place, Driffield, East Yorkshire, YO25 6AW. Tel: 0845 400 99 00

Solicitor

HNW Law, Suite 17, The Cadcam Centre, High Force Road, Riverside Park, Middlesbrough, TS2 1RH. Ref: Rachel Williamson. Tel: 01642 050 800
Method of Sale
The property will be offered for sale by online Traditional Auction with bidding commencing at 12 noon on Monday 7th December 2026 and closing on Wednesday 9th December 2026 at 1.00pm. For further legal information relating to this lot please log on to auctionhouse.co.uk/hullandeastyorkshire.

Conditions of Sale

The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and online at auctionhouse.co.uk/hullandeastyorkshire prior to the date of the auction.

Additional Fees

The purchaser will be required to pay an administration charge of £1,200 (£1,000 plus VAT), and a buyer's premium of £1,800 (£1,500 plus VAT) in addition to the purchase price of the property.

Guide Price

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures that a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Disbursements

Please see the legal pack for any listed disbursements that may become payable by the purchaser upon completion.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk