



Sunrise Drive, The Bay, Filey, YO14 9GF

- For Sale Via Modern Method of Auction
- Two Bedrooms
- Subject to Reserve Price
- Ideal Investment Opportunity
- End Terrace House
- Open Plan Living
- Buyer Fees Apply
- EPC - C

By Auction £80,000



Sunrise Drive, The Bay, Filey, YO14 9GF - By Auction £80,000

DESCRIPTION

Hunters are thrilled to bring to the market this two-bedroom end of terrace house on The Bay. This award-winning holiday village offers a wealth of onsite activities and amenities to its residents including a beauty room, gym, tennis court, leisure complex, shop, and eateries. Along with direct access to the beach this property would make the ideal holiday home.

This immaculate home briefly comprises of; Entrance hall with downstairs WC, spacious open plan living, dining and kitchen area with integrated appliances and French doors leading to the rear of the property. Upstairs this property offers two double bedrooms, the master benefiting from a built in wardrobe, and family bathroom with three-piece suite and a large airing cupboard housing the boiler. To the rear of the property you are met with a patio area, perfect for alfresco dining in the evening sun!

Currently used as a holiday let this property would make the perfect investment opportunity. Call the office now to arrange a viewing!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 982

Leasehold Annual Service Charge Amount; Approx. £4,720.00

Leasehold Ground Rent Amount; included in service charge.

Council Tax Banding; exempt as using as a holiday let - small business rates.

We believe holiday lets and pets are permitted, but AST is not allowed as per the lease.

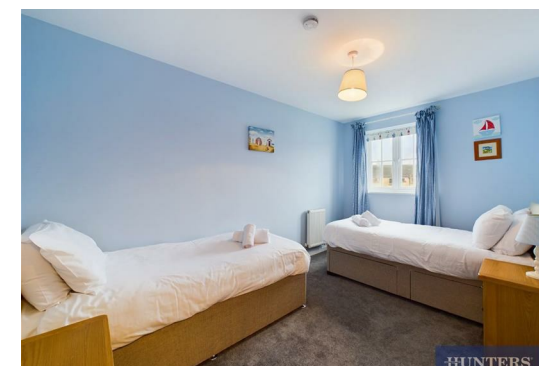
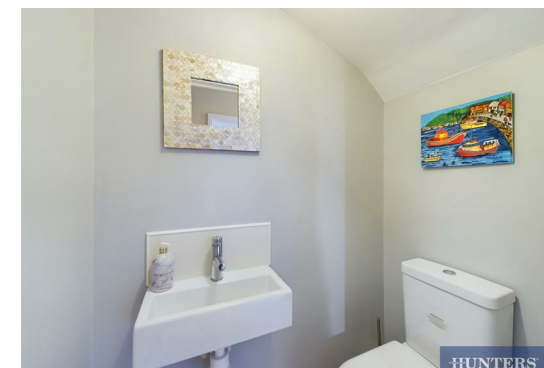
AUCTION WORDING

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).

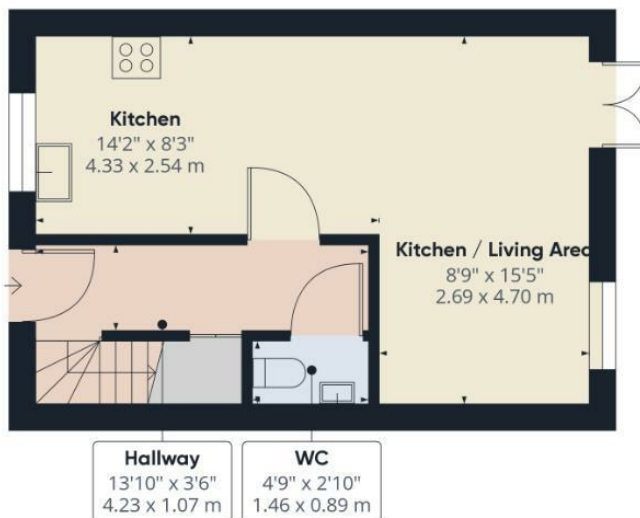
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

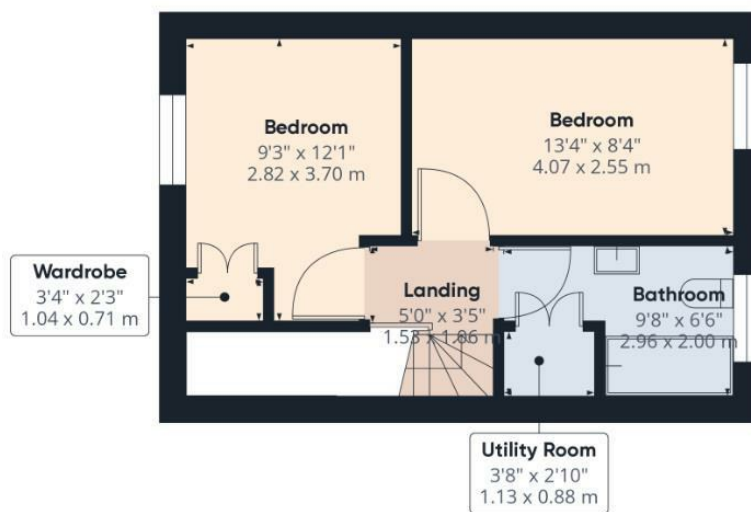
price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which 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



Floor 1

HUNTERS®

Approximate total area[®]
653.85 ft²
60.74 m²

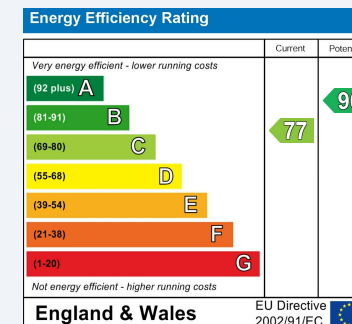
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com <https://www.hunters.com>

