



## Sunrise Drive, The Bay, Filey, YO14 9GE

- For Sale Via Modern Method Of Auction
- Three Bedrooms
- Buyer Fees Apply
- Ideal Investment/ Holiday Home
- EPC Grade - B
- Mid Terrace House
- Subject to Reserve Price
- Two Bathrooms
- No Onward Chain

**Auction Guide £140,000**





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Offered to the market is this well-maintained three bedroom mid-terrace house, situated on The Bay holiday resort. The Bay benefits from a wide range of facilities including a gym, beauty room, tennis court, shop, leisure complex and eateries with direct access to the beach. Whether you're looking for a investment opportunity or a serene family holiday retreat, this property offers the perfect blend of relaxation and convenience!

As you enter the property, you are welcomed into a spacious entrance hallway with a convenient WC under the stairs. The heart of the house is the open-plan kitchen, living, and dining area, featuring patio doors that open onto the rear garden. The kitchen is seamlessly integrated into the space, offering sleek wall and base units, as well as integrated appliances including an eye level oven, hob and fridge/freezer perfectly blending functionality with contemporary style.



Upstairs, the first floor boasts three well-proportioned bedrooms. The principle bedroom includes the luxury of an ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The property is designed to maximise space and comfort throughout.

Externally, the property benefits from a rear patio area, perfect for outdoor dining or relaxing in the warmer months. There is also convenient parking available close to the property.

Contact us today to book your viewing!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 981

Leasehold Annual Service Charge Amount; Approx. £7,872.00

Leasehold Ground Rent Amount; included in the service charge.

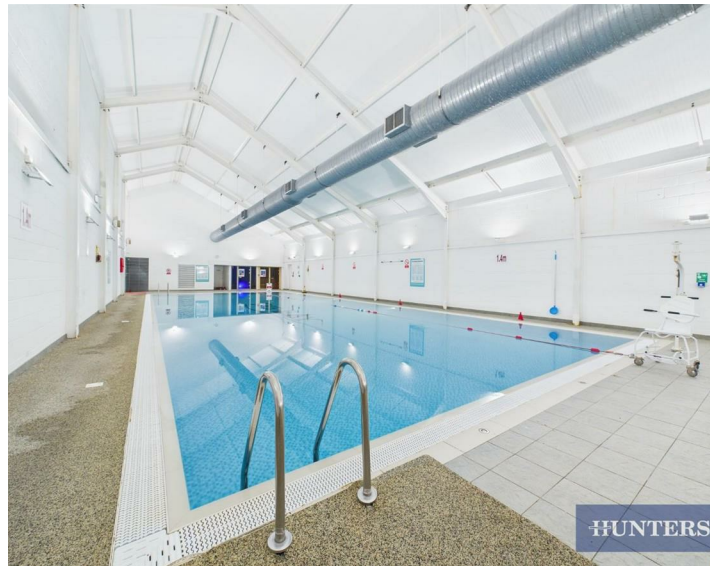
Council Tax Banding; C

\*We understand pets are allowed. We also understand that holiday lets are allowed but not AST\*





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## AUCTION WORDING

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).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT,

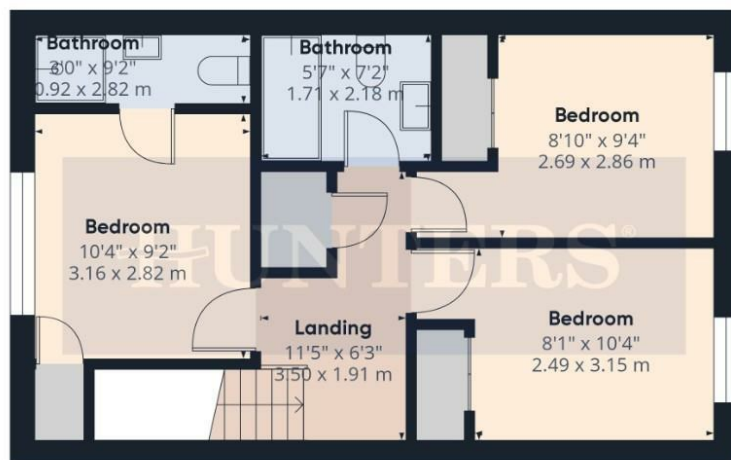
subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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



Floor 1

### Viewings

Please contact [filey@hunters.com](mailto: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.

**HUNTERS**

Approximate total area<sup>(1)</sup>  
942.6 ft<sup>2</sup>  
87.57 m<sup>2</sup>

(1) Excluding balconies and terraces

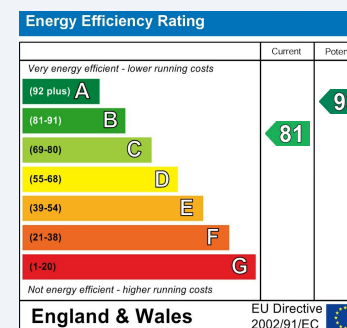
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.