# Bridlington Street, Hunmanby, Filey, YO14 0JR

- Mid Terrace House
- Two Bedrooms
- Buyer Fees Apply
- Subject To Reserve Price
- For Sale Via Modern Method Of Auction
- In Need Of Renovation
- No Onward Chain
- EPC - E

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## By Auction £70,000

# Bridlington Street, Hunmanby, Filey, YO14 0JR

## DESCRIPTION

Offered for sale via Traditional Auction, this two-bedroom mid-terraced property presents an excellent opportunity for investors, first-time buyers or those looking for a property with scope for renovation and improvement.

The property requires modernisation and a degree of refurbishment throughout, but offers a well-proportioned layout and plenty of potential for a purchaser to create a comfortable home to their own taste and specification.

The accommodation briefly comprises an entrance leading into the reception room, with the kitchen situated to the rear. Also located at the rear of the property is the bathroom. To the first floor are two bedrooms, providing well-proportioned accommodation.

Externally, the property benefits from a rear yard, offering a useful outside space with potential to create a pleasant and low-maintenance seating or entertaining area.

This property is ideally suited to a purchaser looking for a renovation project and offers plenty of scope to modernise, improve and put their own stamp on the accommodation. Whether you are an investor looking for your next project, a first-time buyer seeking an affordable home or someone looking for a property with potential, this could be an opportunity worth exploring.

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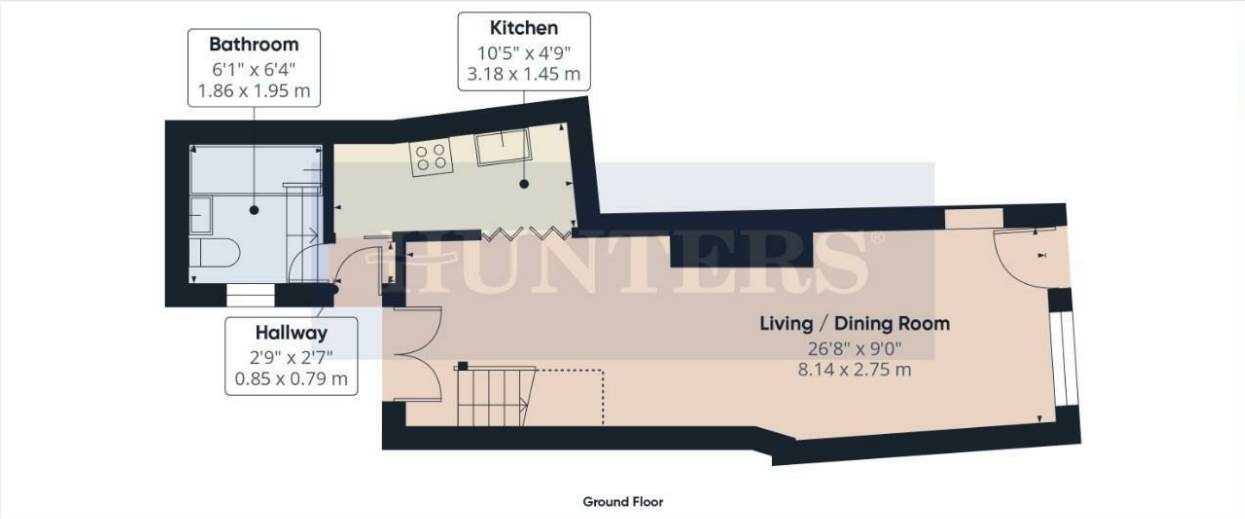

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Approximate total area(1)
548 ft²
50.9 m²

Reduced headroom
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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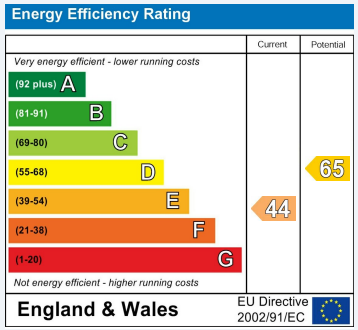
## ENERGY PERFORMANCE CERTIFICATE

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.


The Property Ombudsman

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