

## St. Helens Lane, Reighton, Filey, YO14 9SB

- For Sale Via Modern Method of Auction
- One Bedroom
- Subject to Reserve Price
- Village Location
- Detached Bungalow
- Buyer Fees Apply
- Off Road Parking & Gardens
- EPC Grade: TBC

**By Auction £150,000**



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Offered to the market with huge potential and no onward chain, this detached bungalow is located in the popular coastal village of Reighton, just a short distance from the beach and within easy reach of Hunmanby, Filey, and Bridlington. With a plot extending to approximately 0.22 acres, the property presents an exciting opportunity for full refurbishment, reconfiguration—or even redevelopment (subject to the necessary consents).



Set back from the road, the property benefits from ample off-road parking, a front garden, and a generously sized rear garden, ideal for those seeking space and privacy.

You enter the property via a spacious porch, which leads into a well-proportioned living room. From here, there is access to the kitchen and a double bedroom, which in turn leads to a bathroom and a separate dressing room.



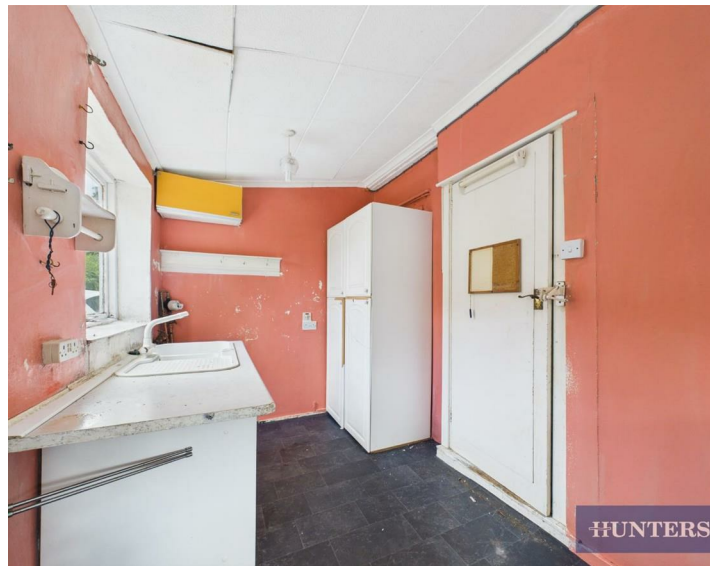
The bungalow is within walking distance of a local bus route and offers a rare chance to acquire a property in this sought-after village with so much scope to improve or rebuild to suit your vision.

Viewing is strongly recommended to fully appreciate the location, plot size, and the potential on offer.





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## 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).

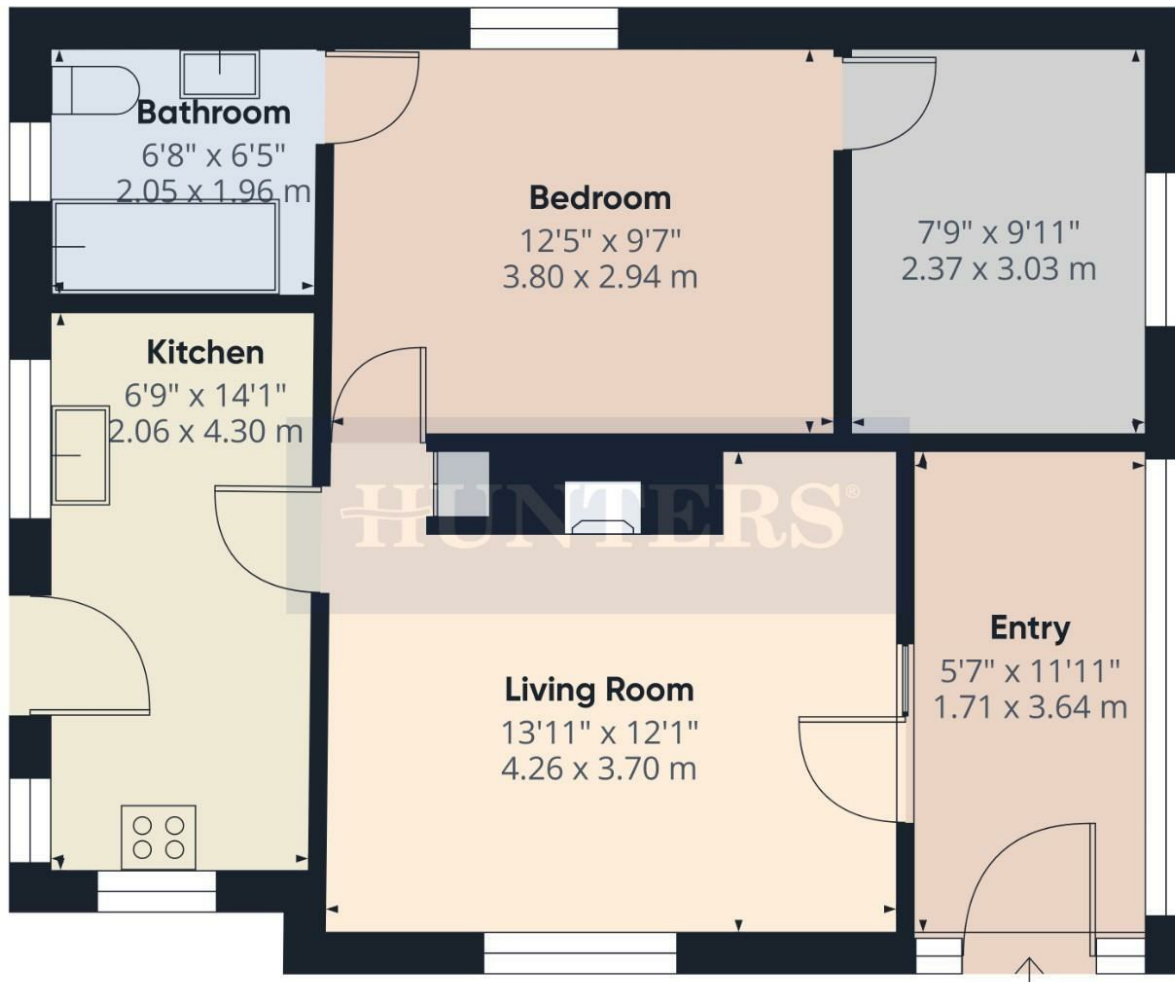
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

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 4.2% 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.





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Approximate total area<sup>(1)</sup>  
568 ft<sup>2</sup>  
52.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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](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.



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HERE TO GET *you* THERE