



## Hungate Lane, Hunmanby, Filey, YO14 0NN

- For Sale via Modern Method of Auction
- Investors Only
- Buyer Fees Apply
- Subject to Reserve Price

- Three Flat Block
- Tenants in Situ
- Fantastic Investment Opportunity
- EPC Grade: C

**By Auction £190,000**

# Hungate Lane, Hunmanby, Filey, YO14 0NN



Hunters are pleased to bring to the market this excellent investment opportunity, offered for sale via the Modern Method of Auction. Comprising a block of three self-contained flats, this freehold property presents a rare chance to acquire a fully tenanted building with an immediate rental income.

The accommodation includes two well-proportioned one-bedroom ground floor flats, both benefiting from access to a shared rear courtyard, along with a spacious two-bedroom flat occupying the first floor. All three units are currently let on Assured Shorthold Tenancies, generating a combined gross income of approximately £19,250 per annum, making this an attractive turnkey investment for landlords seeking a ready-made addition to their portfolio.



The property is held on a single freehold title, with the rear courtyard set on a separate title, offering potential flexibility for future management or resale. On-street parking is available nearby for residents.

Ideally located in the heart of Hunmanby, a popular semi-rural village just outside Filey, the property benefits from a strong local community and a wide range of amenities including shops, cafés, a doctors' surgery and a community centre. Hunmanby also offers excellent transport links, with its own train station and regular bus routes providing easy access to surrounding areas.



This is a fantastic opportunity for investors looking to secure a well-performing asset in a desirable location, with income from day one. Early interest is highly recommended.



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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. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

**EPC**  
Flat 1 - C (Current: 71 Potential: 78) - Expires 28th February 2033  
Flat 2 - C (Current: 73 Potential: 78) - Expires 28th February

2033  
Flat 3 - C (Current: 74 Potential: 79) - Expires 5th August 2035

**Council Tax**  
Flat 1 - A  
Flat 2 - A  
Flat 3 - B



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>

1698 ft<sup>2</sup>  
157.9 m<sup>2</sup>

#### Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

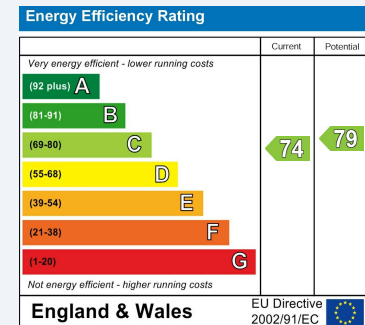
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



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