



The Parade, The Bay, Filey, YO14 9GA

- For Sale Via Modern Method Of Auction
- Two Bedrooms
- Juliette Balcony
- Subject to Reserve Price
- EPC Grade - C
- Terraced House
- For Sale by Modern Auction – T & C's apply
- Investment Opportunity
- Rear Patio Area
- Buyers Fees Apply

By Auction £112,500



The Parade, The Bay, Filey, YO14 9GA - By Auction £112,500

DESCRIPTION

Offered to the market is this two bedroom terraced house, located on the award winning holiday resort The Bay in Filey. The Bay holiday village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries with direct access to the beach!

The property comprises of an open plan kitchen, dining, living area with bifold doors leading out onto the rear of the property. The kitchen is fitted with modern wall and base units and an integrated oven, hob and dishwasher. There is also a separate wc on the ground floor. The two double bedrooms are located on the first floor with built in wardrobes, and the main bedroom boasting a Juliette balcony. The three piece bathroom suite is also located on the first floor.

To the rear is a patio area with a brick built BBQ. This is the perfect holiday home or investment opportunity.

We understand this property to be leasehold with 982 years left on the lease and an approximate annual service charge of £4,415.64. We believe both pets and holiday lets are allowed but AST is not permitted.

Call the office now to arrange a viewing!

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).

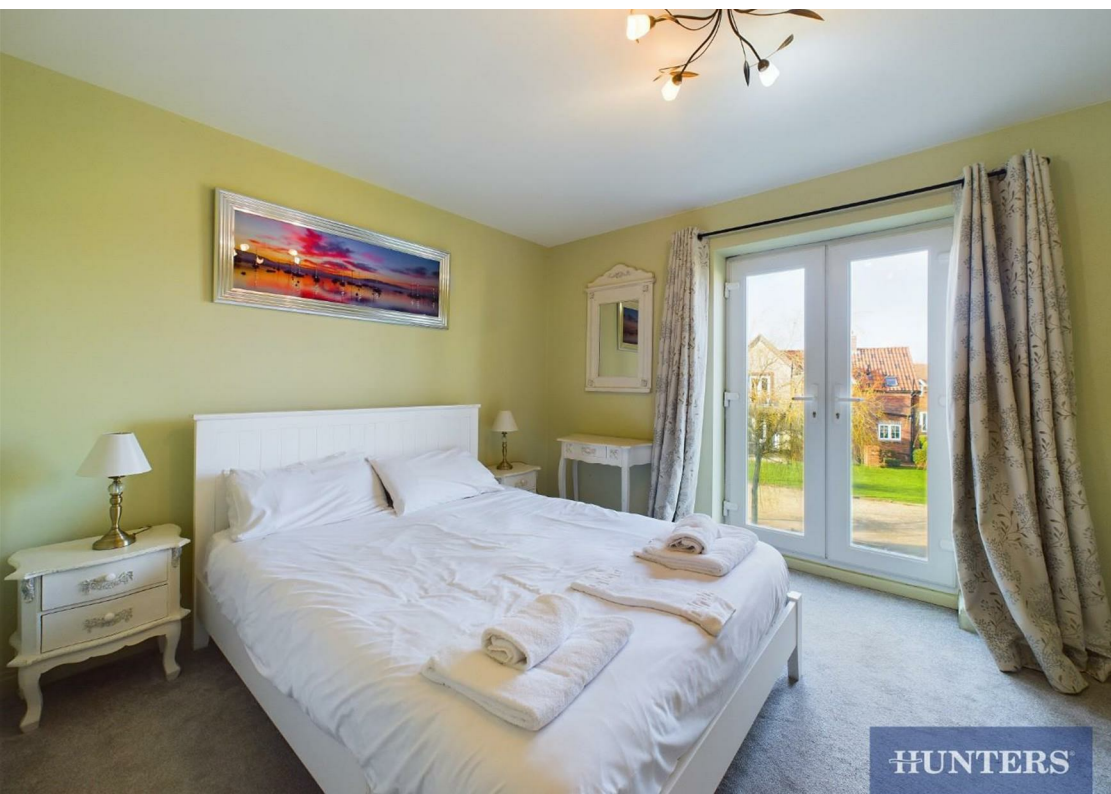
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

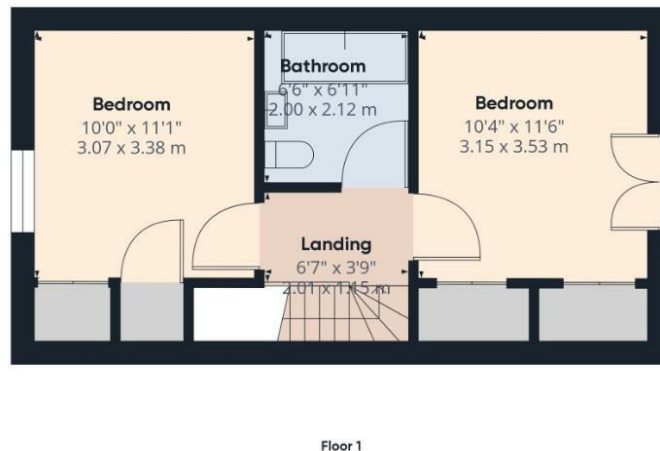
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.







HUNTERS®

Approximate total area⁽¹⁾
738.66 ft²
68.62 m²

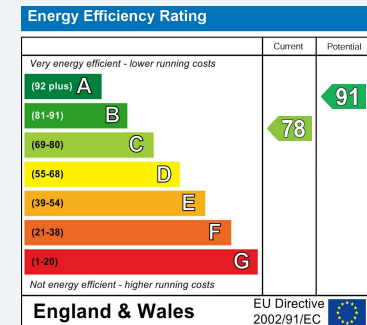
(1) Excluding balconies and terraces

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

GIRAFFE 360

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.

HUNTERS®
HERE TO GET *you* THERE

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>