

## Sands Road, Filey

- For Sale Via Modern Method of Auction
- Annex
- Sea Views
- Detached Dormer Bungalow
- Conservatory
- Detached Garage
- Four Bedrooms
- Garden
- EPC Grade D

**By Auction £290,000**

**Council Tax: C**

**HUNTERS®**  
**EXCLUSIVE**

# Sands Road, Filey

## DESCRIPTION

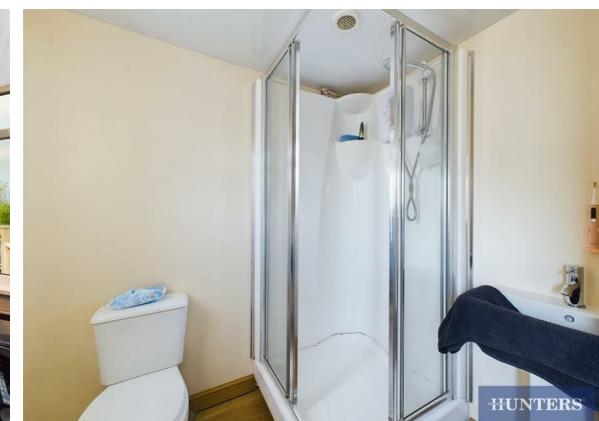
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The buyer 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.







Ground Floor

Approximate total area<sup>(1)</sup>

1627.58 ft<sup>2</sup>

151.21 m<sup>2</sup>



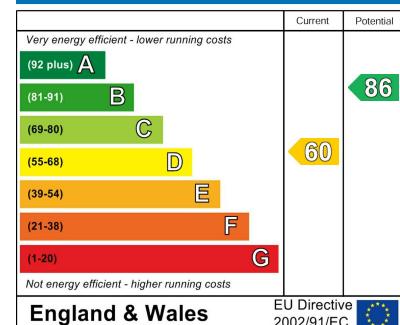
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Floor 1

Energy Efficiency Rating



(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.

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