

## Flat Cliffs, Primrose Valley, Filey, YO14 9RD

- For Sale Via Modern Method of Auction
- Two Bedrooms
- Buyer Fees Apply
- Subject to Reserve Price
- Detached House
- Stunning Sea Views
- Off Road Parking & Garage
- EPC Grade: G

**By Auction £200,000**

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HERE TO GET *you* THERE

# Flat Cliffs, Primrose Valley, Filey, YO14 9RD

## DESCRIPTION

Situated in an enviable coastal position on Flat Cliffs, close to Primrose Valley and Filey, this detached house enjoys breathtaking sea views and is quite literally within touching distance of the beach.

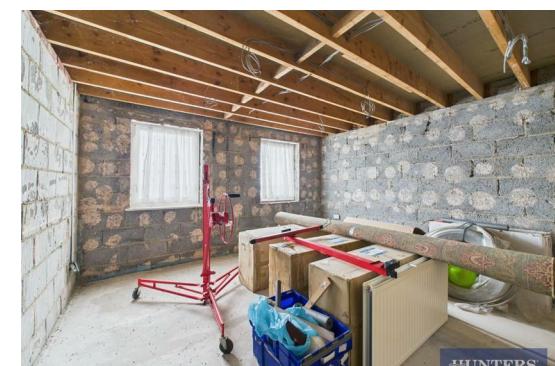
Offered for sale via the Modern Method of Auction and with no onward chain, the property presents an exciting opportunity for buyers looking for a second home or a holiday let investment in one of the area's most sought-after coastal settings.

The accommodation is arranged over two floors and, while the property does require a programme of modernisation and improvement, it offers excellent scope to add value and tailor the space to suit individual requirements. Internally, the layout includes a generous living room, kitchen, WC and bedrooms across both floors, with the added benefit of an integral garage.

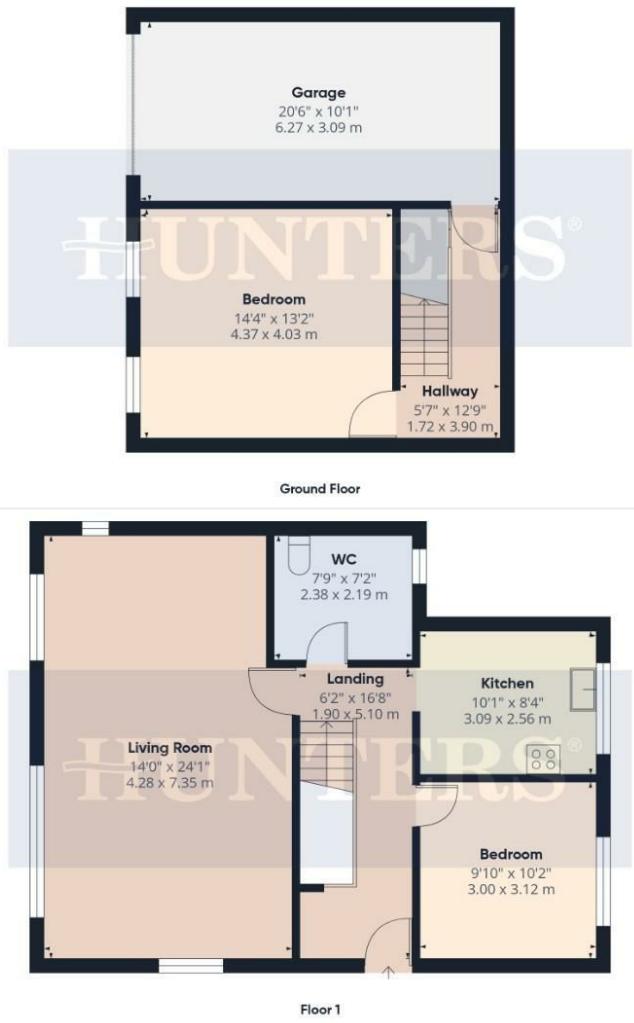
Externally, the property benefits from off-road parking and a rear patio garden, which is a valuable feature in such a prime coastal location. The property has use of a LPG central heating as there is no mains gas to Flat Cliffs.

The standout feature is undoubtedly the position — with panoramic sea views and immediate access to the beach, this is a rare opportunity to secure a property in such a fantastic setting. Once improved, the property has the potential to become a truly special coastal retreat.

An internal viewing is strongly encouraged to fully appreciate the potential on offer, along with the outstanding location this property occupies.







### 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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Approximate total area<sup>(1)</sup>  
1128 ft<sup>2</sup>  
104.8 m<sup>2</sup>

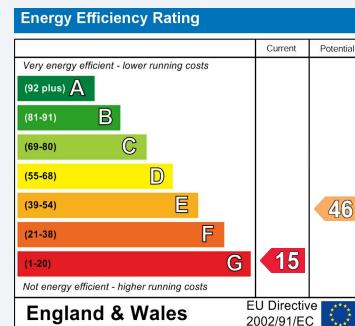
(1) Excluding balconies and terraces

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

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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.