



## Sunrise Drive, Moor Road, Filey, YO14 9GF

- Terraced House
- Two Bedrooms
- Investment Opportunity
- For Sale via Traditional Method of Auction
- Ideal Holiday Home
- EPC - C

**By Auction £80,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Sunrise Drive, Moor Road, Filey, YO14 9GF - By Auction £80,000

## DESCRIPTION

Hunters are pleased to bring to the market this well presented holiday home located at The Bay holiday village near Filey. The Bay holiday village has a wide range of benefits including direct access to the beach and many on-site facilities including a beauty room, gym, tennis court, leisure complex, shop, and eateries.

This two bedroom terraced house would make the ideal second home or investment property. The property comprises of a spacious bay window lounge and kitchen which includes modern wall and base units with a built in electric oven and hob, space for washing machine, integrated dishwasher and space for a fridge/freezer. To the upstairs of the property there are two bedrooms and a three piece bathroom suite with shower over bath and a separate WC downstairs. Externally, is a patio area perfect for enjoying the summer evenings.

The property also has the option to be sold fully furnished. Call the office now to arrange your viewing on this fantastic holiday home!

We believe the property to be leasehold with 982 years remaining and an annual service charge of approximately £4,700.00 (including the ground rent). We understand that both pets and holiday lets are allowed but AST is not permitted.











Ground Floor



Floor 1

HUNTERS

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

699.46 ft<sup>2</sup>

64.98 m<sup>2</sup>

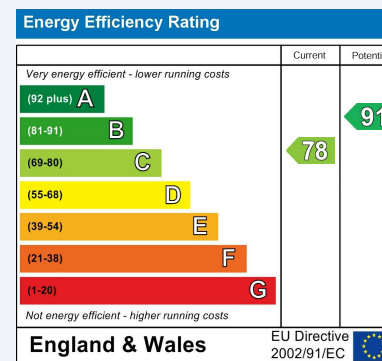
(1) Excluding balconies and terraces

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

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.

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA  
Tel: 01723 338958 Email:  
filey@hunters.com <https://www.hunters.com>



HUNTERS®  
HERE TO GET *you* THERE