



Hope Street, Filey

- Ground Floor Flat
- Two Bedrooms
- Central Location
- Buyer Fees Apply

- For Sale Via Modern Method of Auction
- Subject to Reserve Price
- In Need of Renovation
- EPC Grade - TBC

By Auction £40,000

Tenure: Freehold

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Hope Street, Filey

DESCRIPTION

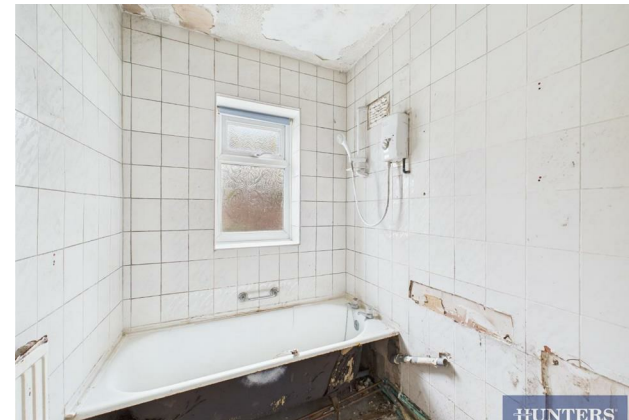
Offered with no onward chain, this two-bedroom ground floor flat presents an exciting opportunity for developers or investors looking to renovate and add value. Situated in the heart of the charming seaside town of Filey, the property is just a short stroll from a wide range of amenities and the town's award-winning beach.

In need of full renovation, the flat provides a blank canvas to create a stylish coastal retreat or rental property. The accommodation includes a living room, kitchen, two bedrooms, and a bathroom, offering flexible space ready for transformation.

To the rear there is a small courtyard and on-street parking is available nearby.

This property is available to purchase through the Modern Method of Auction, offering a transparent and accessible route to buy. We understand the property is freehold; however, interested parties are advised to verify this and all other information by referring to the legal pack prior to bidding.

With its unbeatable location and scope for improvement, early viewing is highly recommended.





Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

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.

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