



Perran Court, Moor Road, Filey, YO14 9GJ

- For Sale Via Modern Method of Auction
- Two Bedrooms
- Perfect Holiday Home / Holiday Let
- Buyers Fees Apply
- Mid Terrace House
- Subject to Reserve Price
- Located on The Bay
- EPC Grade: C

By Auction £100,000



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DESCRIPTION

Nestled in the charming area of Perran Court on Moor Road, Filey, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat by the coast.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The room is filled with natural light, creating a bright and airy space that enhances the overall appeal of the home.

Adjacent to the living area, you will find a functional kitchen that is equipped with essential appliances and ample storage, making it a practical space for culinary enthusiasts. The layout allows for easy movement, ensuring that cooking and dining experiences are enjoyable.

The property boasts a well-appointed bathroom, designed for both comfort and convenience. It features modern fixtures and fittings, providing a serene space for unwinding after a long day.

Outside, the rear garden offers a private sanctuary, ideal for enjoying the fresh air or hosting summer gatherings. This outdoor space is perfect for gardening enthusiasts or simply for relaxing with a good book. This property is sold fully furnished, including curtains, blinds, carpets and furnishings.

Tenure Type; Leasehold

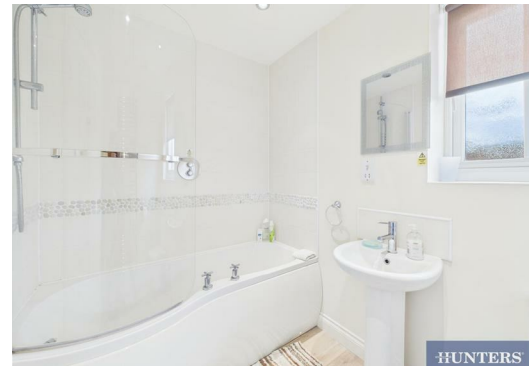
Leasehold Years remaining on lease; 981

Leasehold Annual Service Charge Amount; Approx. £4,977.00

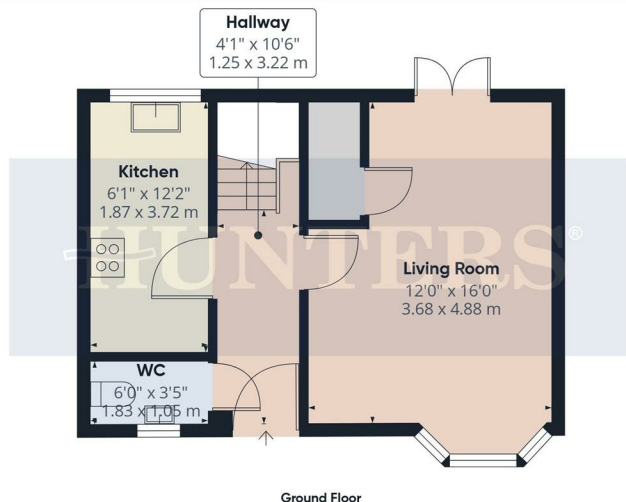
Leasehold Ground Rent Amount; included in the service charge.

Council Tax Banding; B

We understand pets are allowed. We also understand that holiday lets are allowed but not AST







HUNTERS

Approximate total area⁽¹⁾
687 ft²
63.9 m²

(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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Viewings

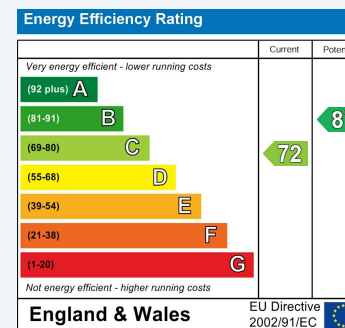
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.