



9 Station Road, Filey, YO14 9AR  
Auction Guide £179,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOR SALE BY MODERN METHOD OF AUCTION
- SPACIOUS FOUR BEDROOM HOME
- SET OVER THREE FLOORS
- TWO BATHROOMS
- PAVED COURTYARD AND GARAGE
- FILEY TOWN CENTRE LOCATION

IDEAL SEASIDE HOME and/or a POPULAR HOLIDAY LET. FOR SALE BY MODERN METHOD OF AUCTION is this IMPOSING, FOUR BEDROOM HOME which enjoys a convenient central location within the popular seaside town of FILEY, close by are numerous amenities, the Railway Station and of course Filey's highly sought after coastline and beach.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold

This property is set over three floors and briefly comprises on the ground floor; entrance vestibule and inner hallway with stairs up to the first floor, bay fronted lounge with fireplace, separate dining room, kitchen with base units and a door to the rear courtyard garden and a three-piece suite bathroom. To the first floor lies a half landing with access to a further shower room and two double bedrooms. A further staircase provides access to the second floor where two additional double bedrooms are located. Externally, to the rear of the property lies an enclosed courtyard garden with gated access to the rear driveway, parking and garage with light and power.

The traditional seaside resort of Filey is an ideal coastal location for families or anyone looking for a fine stretch of good sand for walks, playing in the sand, kite flying or even horse riding. The glorious 5-mile stretch of golden sand stretches from the rocky peninsula of Filey Brigg in the north down to Bempton, home to an RSPB reserve. The property itself lies within close range of a variety of amenities including a supermarket, eateries, local shops, Train/Bus station and much more.

To arrange a viewing please contact CPH today on 01723 352235





## ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule & Hallway

### Lounge

15'8" max into bay x  
12'5" max

### Dining Room

12'9" max x 11'9"

### Kitchen

13'1" x 7'2"

### Bathroom

10'2" x 7'6"

### FIRST FLOOR

### Landing

### Bedroom One

16'0" x 15'1"

### Bedroom Two

11'9" x 10'5"

### Shower Room

7'2" x 6'2"

### SECOND FLOOR

### Landing

### Bedroom Three

16'0" x 15'1" max

### Bedroom Four

11'9" max x 10'5" max

### Details Prepared

TLPF/210324

### Auction Information:

**Interested? Get in touch:**

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Scarborough YO11 1DY

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www.cphproperty.co.uk

**CPH**

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

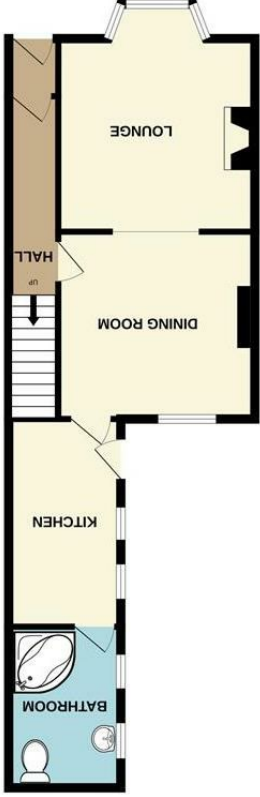
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

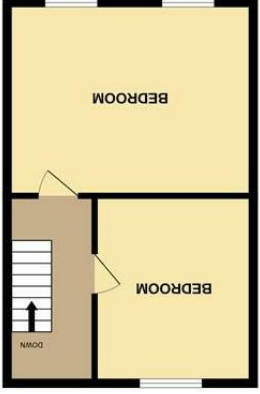
GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and other items are approximate and responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	67
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	
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