







Brooklands, Filey, YO14 9BA

- No Onward Chain
- Town Centre Location
- EPC Grade: E
- Private Parking
- In Need Of Renovation
- SOLD VIA MODERN METHOD OF AUCTION

HUNTERS®
HERE TO GET *you* THERE

By Auction £110,000

Brooklands, Filey, YO14 9BA

DESCRIPTION

Hunters are delighted to bring to the market this substantial four-bedroom mid-terrace property, situated on Brooklands in the popular coastal town of Filey. Offering approximately 1,696 sq. ft. of accommodation across three floors, the property requires extensive renovation throughout, presenting a fantastic investment opportunity. Offered for sale via the Modern Method of Auction through iamsold, the property benefits from no onward chain and vacant possession.

The ground floor comprises a spacious entrance hallway, a generous living room featuring a large bay window, high ceilings and a characterful fireplace, two additional reception rooms, a kitchen and a bathroom. The versatile layout offers plenty of scope for improvement.

The first floor accommodates two generously proportioned bedrooms, including a spacious front-facing bedroom with a bay window, alongside a family bathroom. The second floor offers two further well-proportioned bedrooms and additional storage.

Externally, the property benefits from a small rear yard and two parking spaces to the rear, with additional on-street parking available. To the front is a small outdoor area suitable for potted plants or seating.

The property benefits from mains electricity, metered mains water, mains drainage and fibre-to-the-premises broadband. Heating is provided by room heaters only. The property falls within Council Tax Band C and has an EPC rating of E.

Ideally located, the property is just a short walk from Filey's sandy beach, the picturesque Crescent Gardens and the town centre, offering a variety of independent shops, cafés, restaurants and local amenities.

Whilst requiring substantial renovation, the property's generous proportions, characterful features and desirable coastal location present an exciting opportunity for investors, developers or those looking to create a spacious family home.

Viewing is highly recommended to appreciate the potential on offer.










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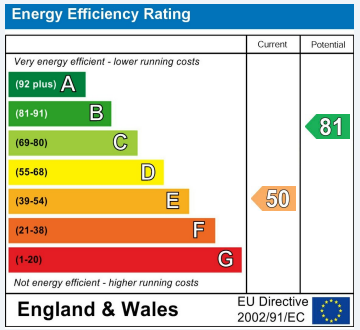
ENERGY PERFORMANCE CERTIFICATE

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.

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.

The Property Ombudsman

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

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