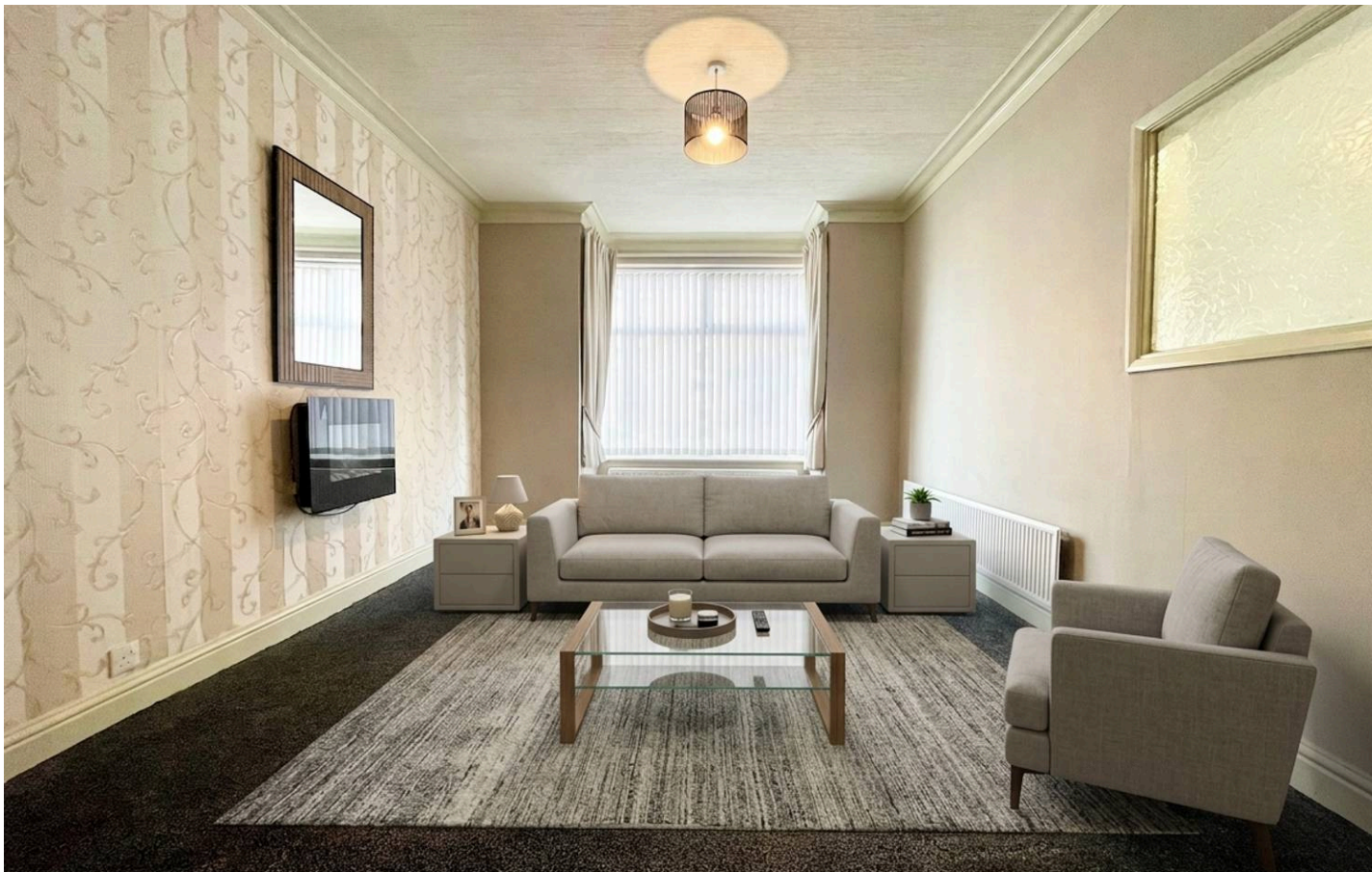




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32 Mitford Street, Filey
Auction Guide Price **£170,000**

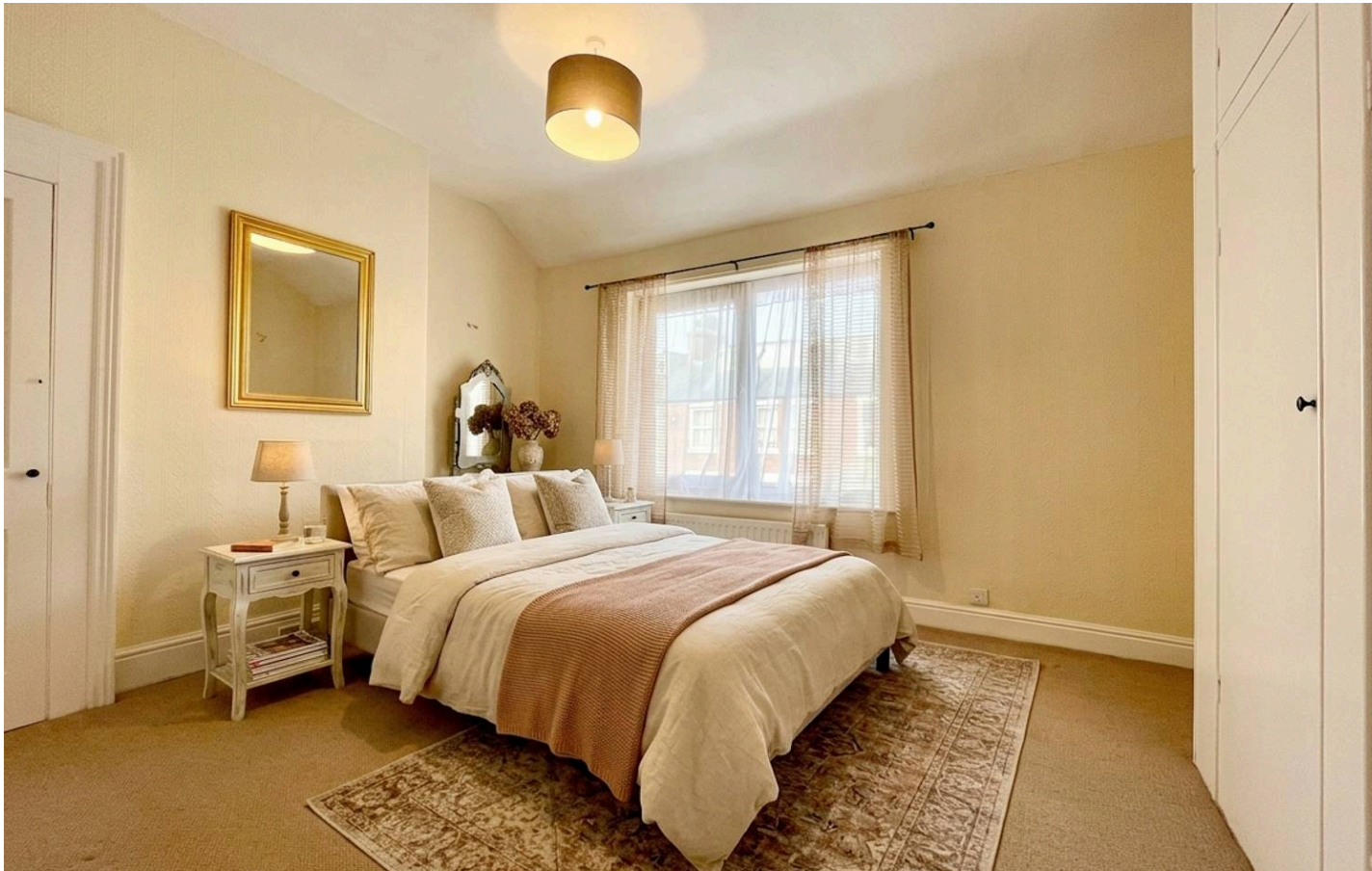


- Spacious terraced family home with Three bedrooms, Loft room and Annex
- Modern kitchen with breakfast bar, Open plan living areas
- Modern bathroom with shower enclosure
- Handy loft Room
- Annex with kitchen, ideal for MULTIGENERATIONAL LIVING or HOLIDAY SUITE or KITCHEN EXTENSION
- Off-road parking to rear
- To be sold by modern method of auction

We are delighted to present this spacious and versatile three-bedroom terraced family home, offering a wealth of living space and modern features. The property boasts open plan living areas filled with ample natural light, creating a welcoming and airy atmosphere throughout. The modern kitchen is complete with a stylish breakfast bar, ideal for casual dining or entertaining guests. Upstairs, three well-proportioned bedrooms are complemented by a handy loft room, providing excellent flexibility for a teenage sleep space, home office, playroom, or additional storage. The modern Bathroom features a shower enclosure, adding to the home's appeal. To the rear, an impressive annexe with its own kitchen offers endless potential for multigenerational living, a holiday suite, or as a kitchen extension, making this property truly unique.

Externally, the property benefits from a low maintenance front garden, offering attractive kerb appeal. The rear of the home features a further low maintenance area that provides valuable off-road parking or additional outdoor space for relaxing or entertaining. Situated in a convenient location with easy access to local amenities and transport links, this home is perfectly suited for family life or those seeking flexible living arrangements. EPC - D - 64





Lounge / diner

26' 11" x 11' 6" (8.20m x 3.50m)

Breakfast Kitchen

14' 5" x 11' 2" (4.40m x 3.40m)

Rear Porch

4' 11" x 4' 7" (1.50m x 1.40m)

Annexe

13' 5" x 8' 6" (4.10m x 2.60m)

Having the benefit of power and lighting, opening into a kitchen area, measuring 1.30m (4' 3") x 2.71m (8' 11") with benefit of a wall cupboard & stainless steel sink

Bedroom 1

14' 9" x 11' 10" (4.50m x 3.60m)

Bedroom 2

13' 1" x 8' 10" (4.00m x 2.70m)

Bedroom 3

11' 10" x 7' 10" (3.60m x 2.40m)

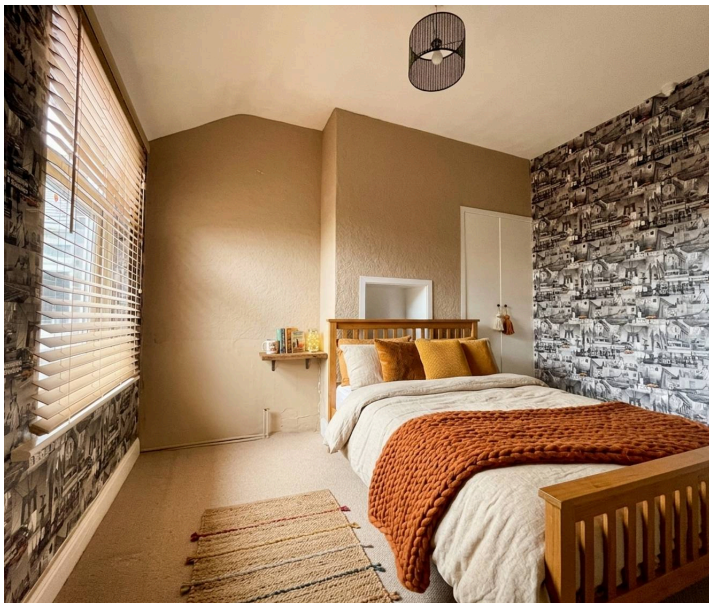
Shower Room

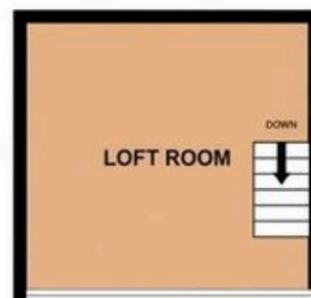
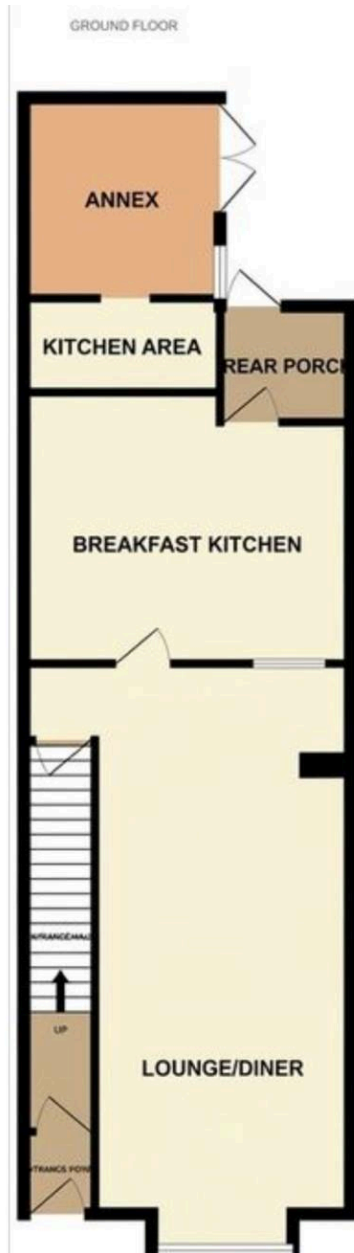
WC

Loft Room

13' 5" x 12' 10" (4.10m x 3.90m)

Auction Information: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





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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