



Sands Lane, Bridlington, YO15 2JG

- SOLD VIA MODERN METHOD OF AUCTION - TERMS BELOW
- One Double Bedroom
- Stunning Sea Views
- Just A Stone's Throw From The North Beach
- EPC Rating: D
- Second Floor Apartment
- Spacious Lounge
- Fantastic Location
- Allocated Parking Space To The Rear & Shared Guest Parking Space

By Auction £90,000



Flat 4, 35 Sands Lane, Bridlington, YO15 2JG

DESCRIPTION

SOLD VIA MODERN METHOD OF AUCTION

Set in a fantastic location just a stone's throw from the North Side Beach, this second-floor apartment enjoys spectacular sea views across the North Bay. Ideally positioned to make the most of the coastline, coastal walks and nearby amenities, the property offers an exciting opportunity.

The accommodation comprises an entrance hall leading into a spacious lounge, a fitted kitchen with ample storage, a generous double bedroom, and a bathroom with a shower cubicle, wash hand basin and WC. Additional storage including the loft adds to the practicality of the apartment.

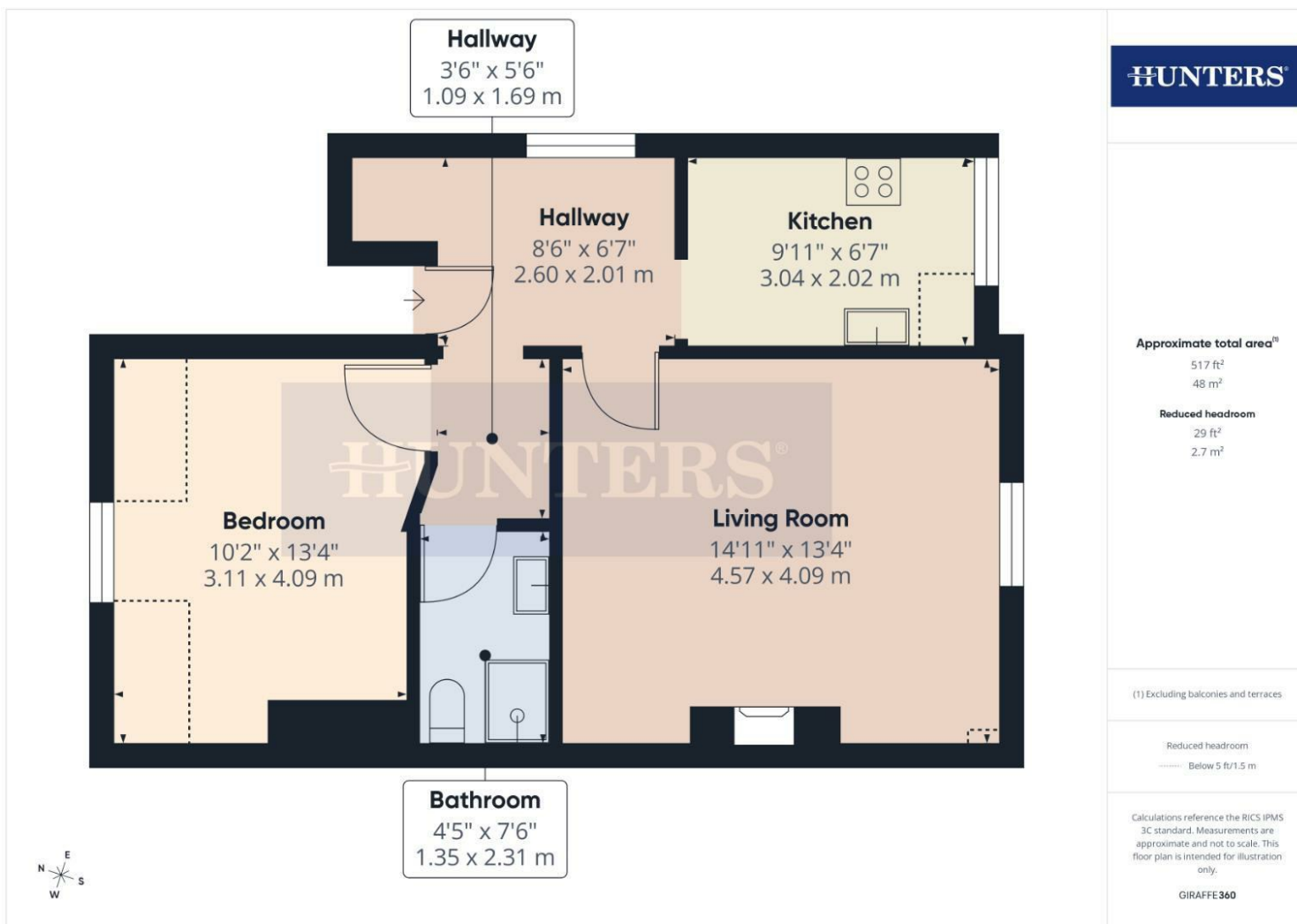
With views from multiple rooms and endless potential, this is an ideal purchase for first-time buyers, those seeking a home by the sea or anyone looking to downsize. The property also benefits from residents' parking with one allocated parking space to the rear.

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 4.2% 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. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional







Viewings

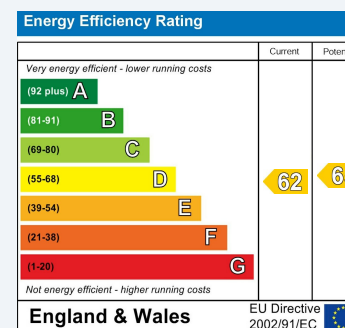
Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.