

## Sunrise Drive, Moor Road, Filey, YO14 9GF

- For Sale via Modern Method of Auction
- Two Bedrooms
- Located on The Bay Holiday Village
- Subject to Reserve Price
- Mid-Terrace House
- Fantastic Holiday Home / Holiday Let
- Communal Off Road Parking
- EPC Grade - C

**By Auction £75,000**



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Hunters are pleased to bring to the market this well-presented two-bedroom mid-terrace property located within the ever-popular Bay Holiday Village near Filey.

This attractive property offers an excellent opportunity for those seeking a coastal retreat, holiday let, or investment property, with the added benefit of direct beach access and a wide range of on-site facilities.

The property features a bright and spacious open-plan lounge and dining area, ideal for both relaxing and entertaining. Patio doors lead out onto the rear patio, allowing natural light to flood the space and creating a seamless connection to the outdoors. The modern fitted kitchen is equipped with an oven, hob, and microwave, with plumbing in place for both a dishwasher and washing machine. A convenient ground floor WC completes the downstairs accommodation.



To the first floor, there are two well-proportioned bedrooms, with the principal bedroom benefiting from a fitted wardrobe and Juliette balcony. The accommodation is served by a contemporary three-piece bathroom.

Externally, the property offers a patio area to the rear, ideal for outdoor seating, along with access to well-maintained communal gardens. Parking is available nearby for added convenience.

Situated within The Bay, owners and guests can enjoy a range of facilities including a swimming pool, gym, sauna, tennis courts, and on-site dining, all within a beautifully maintained coastal setting.



We understand the property to be leasehold with approximately 979 years remaining, with an annual service charge of approximately £4,893.35 (including ground rent). We believe that both pets and holiday lets are acceptable but AST is not permitted.

Early viewing is highly recommended.



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## AUCTION WORDING

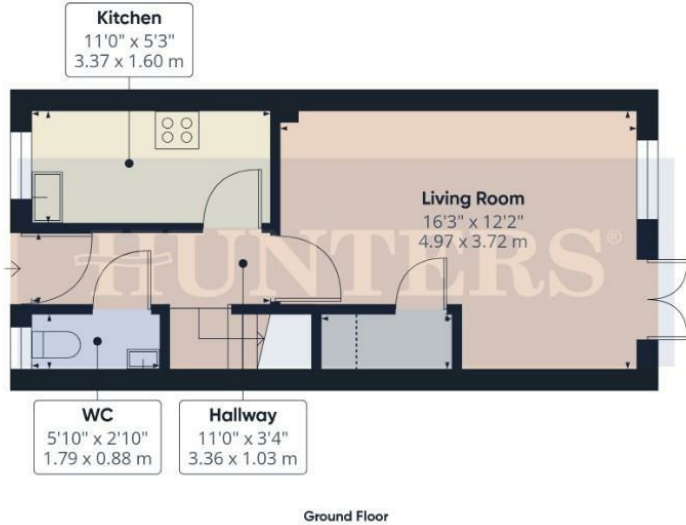
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in

addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or

Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Ground Floor



Floor 1



Approximate total area  
630 ft<sup>2</sup>  
58.4 m<sup>2</sup>

Reduced headroom  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

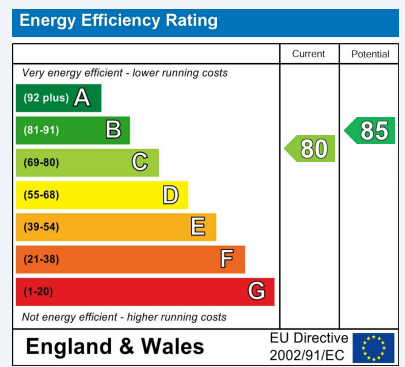
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## 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](mailto: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.



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