colin ellis

Sunrise Drive,
Filey, YO14 9GE

Guide Price £112,500

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £112,500.

2 | 1 | 1 | EPC

Enjoy a relaxing coastal escape at this modern, two-bedroom holiday home situated in the popular holiday village of The Bay, Filey. Stylish, comfortable and ideally located, this lovely property provides the perfect base for couples, families and friends looking to enjoy everything the beautiful Yorkshire coast has to offer. Perfect for a peaceful seaside retreat, this modern two-bedroom property combines contemporary comfort with a fantastic coastal location, making it an ideal choice for your next Yorkshire coast escape.

AUCTION COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

ENTRY
1.05 x 2.04 (3'5" x 6'8")

WC
0.96 x 2.03 (3'1" x 6'7")

KITCHEN/LIVING AREA
4.21 x 8.40 (13'9" x 27'6")

LANDING
1.17 x 1.98 (3'10" x 6'5")

BEDROOM
3.53 x 3.09 (11'6" x 10'1")

BATHROOM
2.07 x 1.99 (6'9" x 6'6")

BEDROOM
3.39 x 3.02 (11'1" x 9'10")

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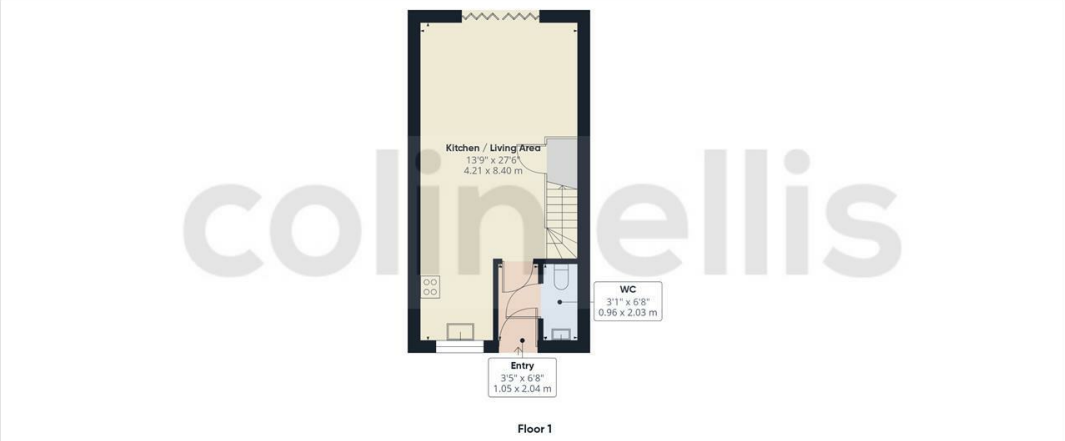


Approximate total area(1)

710 ft²

65.9 m²

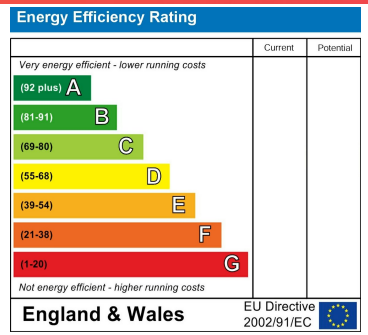
(1) Excluding balconies and terraces

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

GIRAFFE360

Sunrise Drive - 18849921
Council Tax Band - B
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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