



47 Bridlington Street

Hunmanby, Filey, YO14 0LW

Guide Price £130,000



We are delighted to present to the market this 2 bedroom first floor flat in the heart of the popular village of Hunmanby, close to shops, other amenities and transport links.

When briefly described the property has an open plan lounge/kitchen, 2 double bedrooms and a bathroom with generous walk in shower. The property also benefits from a designated parking space.

In our opinion, the property will appeal to many possible buyers and we encourage you to make an appointment to view. Call our friendly sales team on 01723 350077.



Communal Entrance

Intercom system

Private Entrance

Hallway

Overhead light, laminate flooring and loft access.

Lounge/Kitchen 16'6" x 12'1" (5.05 x 3.69)

With window overlooking the front of the property. overhead light, radiator. Open plan leading to Kitchen Area. Range of wall, base and drawer units with stainless steel sink and tiled splashback. Integrated electric oven and hob with extractor fan over, Integrated fridge/freezer and space for automatic washing machine.

Bedroom 1 12'6" x 10'5" (3.83 x 3.2)

Window overlooking the rear of the property, overhead light and radiator. Laminate flooring

Bedroom 2 10'6" x 8'10" (3.22 x 2.71)

Window overlooking the rear of the property, overhead light and radiator. Laminate flooring

Bathroom 5'11" x 5'6" (1.82 x 1.68)

Walk in shower enclosed with glass screen. Fully tiled walls, laminate flooring. Overhead spotlights and heated towel rail.

Outside

The property benefits from a designated parking space

Directions

What 3 Words
activity.wonderful.airless

Tenure

We are advised that the property has a 999 year lease from 2015 and there is a residents management company. The maintenance charge for the year is £550.

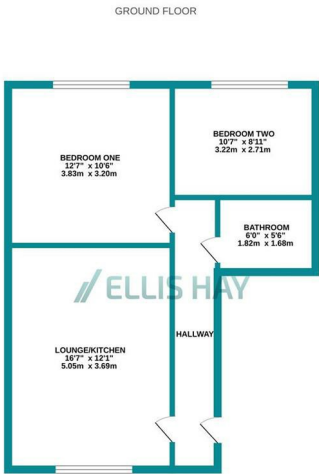
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: A

Tenure: Leasehold



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