



10-12 Church Street, Filey

- Second Floor Flat
- Two Bedrooms
- Close To Town Centre
- Public Transport Links Nearby
- Council Tax: A

- Fully Renovated
- Modern Interior
- Open Plan Kitchen/Lounge
- Three Piece Bathroom Suite
- EPC: C

Tenure: Leasehold

Offers Over £150,000

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10-12 Church Street, Filey

DESCRIPTION

Hunters are pleased to bring to the market this modern and stylish two-bedroom top floor flat in a prime location. This recently fully renovated property, with its brand new modern kitchen, bathroom, and open plan lounge and kitchen offers the perfect combination of coastal living and contemporary design.

This property also boasts a new boiler, complete rewire, and UPVC sliding sash windows, making it as energy efficient as it is stylish.

Step inside this beautifully renovated flat and you'll be greeted by a fresh and bright interior, with modern fixtures and fittings throughout. The open plan living and dining area is perfect for entertaining or relaxing, and the sleek new kitchen is a true standout feature, with integrated appliances and ample counter space for cooking up a storm.

Both bedrooms in this flat are spacious and offer plenty of natural light, making them the perfect spaces to unwind after a long day. The bathroom is equally impressive, with its stylish new fittings and luxurious bath and shower.

But perhaps the best thing about this flat is its location, just a short walk from the beach and with stunning views down Ravine Hill towards St Oswalds Church. Whether you're looking to enjoy lazy days in the sun or brisk walks along the coast, this property offers everything you need for the ultimate coastal lifestyle.

We have been advised this property could achieve approximately £15,000 gross profit yearly as a holiday let!

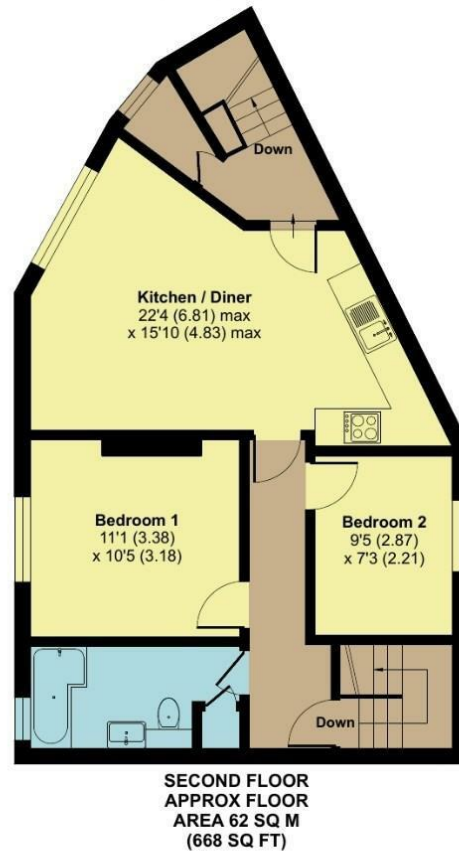
Don't miss your chance to make this stunning flat your own - book a viewing today!



Church Street, Filey, YO14

Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters Property Group. REF: 957308

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

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