



Ground Floor Flat, Church Street

- Ground Floor Flat
- Fully Renovated
- Central Location
- Two Bedrooms
- Open Plan Kitchen/Lounge
- Three Piece Bathroom Suite

Offers Over £160,000

- Modern Interior
- Close To Amenities
- EPC: C

Tenure: Leasehold

HUNTERS[®]
HERE TO GET *you* THERE

Ground Floor Flat, Church Street

DESCRIPTION

Hunters are pleased to bring to the market this stunning two bedroom ground floor flat, situated just a stone's throw away from Filey's beach which offers the perfect blend of modernity, comfort, and convenience. 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.

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. The living area is bathed in natural light streaming through large windows, creating an airy and uplifting ambiance.

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 shower.

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

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.

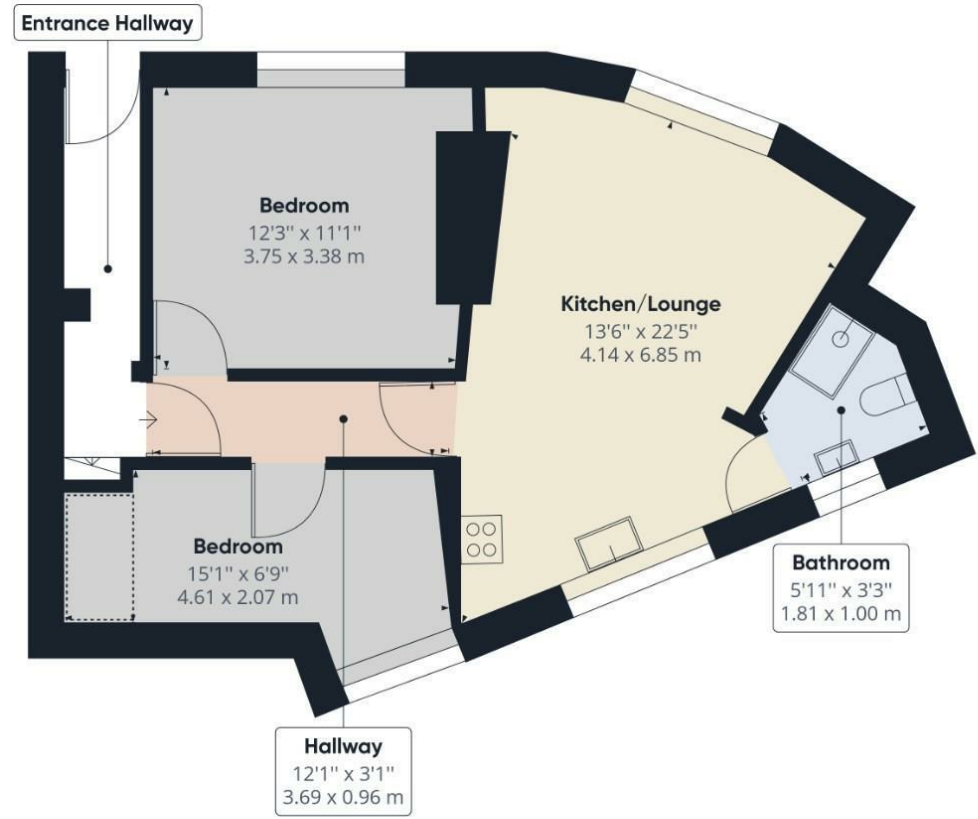
We have been advised this property could achieve approximately £15,000 gross profit yearly as a holiday let!

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



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.



Approximate total area⁽¹⁾
 556.88 ft²
 51.74 m²

Reduced headroom
 14.18 ft²
 1.32 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

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

