



The Parade, Filey

- Mid-Terrace House
- No Onward Chain
- Ideal Holiday Let
- Two Bedrooms
- Open Plan Living
- EPC - C

Offers Over £140,000

Tenure: Leasehold

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HERE TO GET *you* THERE

The Parade, Filey

DESCRIPTION

Hunters are delighted to bring to the market this immaculate two-bedroom mid terraced property located in the award-winning Bay Holiday village near Filey. The Bay offers a wealth of amenities to its residents including a gym, leisure complex, tennis court, beauty room, eateries, shop and direct access to the beach! Currently used as a holiday let this property is offered to the market with no onward chain making the perfect second home or investment opportunity.

This light and airy abode briefly comprises of; Entrance hall, downstairs WC, open plan living, dining and kitchen space with French doors leading to the rear. The kitchen benefits from integrated appliances including electric oven, gas hob, microwave and dishwasher. The upstairs of the property welcomes you with two bedrooms and family bathroom with three-piece suite. To the outside of the property you find a patio area perfect for enjoying the summer sun.

Call the office now to arrange a viewing!

Tenure Type; Leasehold

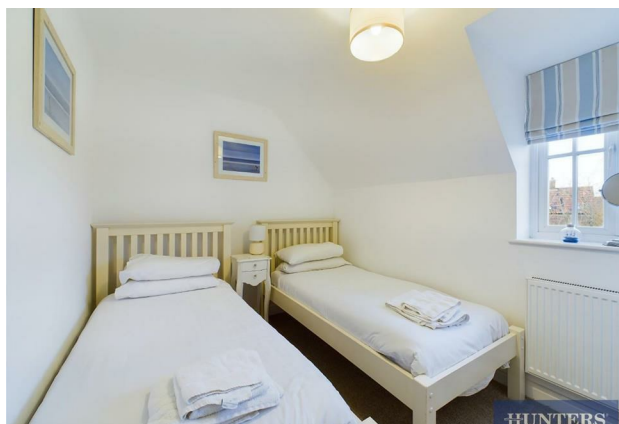
Leasehold Years remaining on lease; 985

Leasehold Annual Service Charge Amount; Approx. £4,555.20

Leasehold Ground Rent Amount; included in the service charge.

Council Tax Banding; exempt - used as a holiday let so small business rates.

*We believe holiday lets and pets are allowed, but AST is not permitted. *





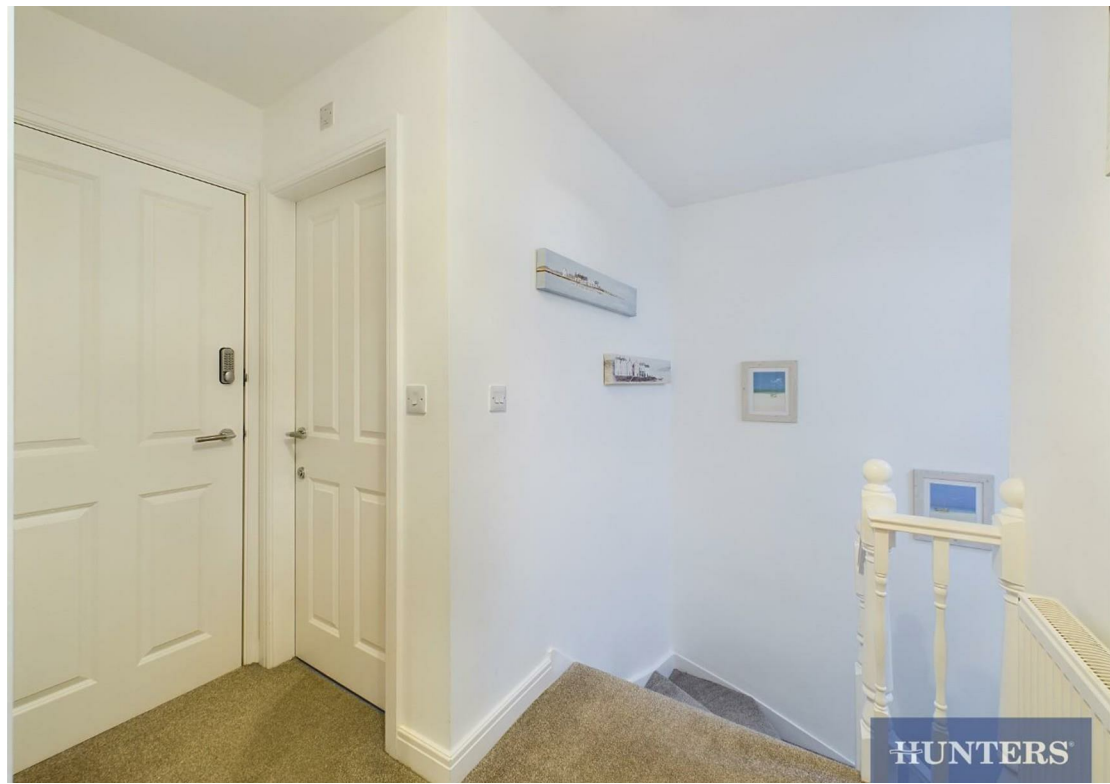
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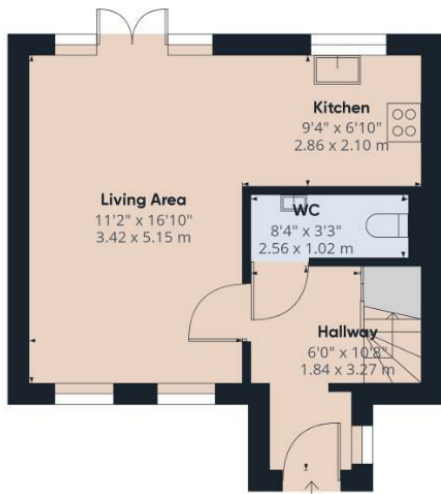
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Ground Floor



Floor 2

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Approximate total area¹¹
657.17 ft²
61.05 m²

Excluding balconies and terraces

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 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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



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