

## Rutland Street, , Filey, YO14 9JB

- Lower Ground Floor Apartment
- Off Street Parking
- Dining Kitchen
- Two Bedrooms
- No Onward Chain
- EPC Grade E
- Private Entrance
- Modern Interior

**Offers Over £145,000**



# Rutland Street, , Filey, YO14 9JB - Offers Over £145,000

## DESCRIPTION

This contemporary lower ground floor apartment offers a perfect blend of style, comfort, and convenience. Accessible through its private entrance at the rear of the building, this residence exudes a sense of exclusivity from the moment you arrive.

The location of the property is convenient for accessing a range of local amenities and benefits from convenient transport links.

Upon entering, you are greeted by a spacious dining kitchen comprising electric oven and hob and space for a dishwasher. The living room is a spacious area with an electric fire and storage cupboard.

The master bedroom serves as a peaceful retreat from the bustle of daily life and the second bedroom is ideal for use as a guest room or home office.

Completing the apartment is a sleek and modern bathroom, featuring contemporary fixtures, with a walk in shower cubicle, low level WC and wash hand basin. Designed with both style and practicality in mind, this bathroom provides a rejuvenating oasis for residents to unwind and refresh.

To the rear of the property is a garden which provides as an area to enjoy entertaining guests, or simply enjoying a morning coffee. Additionally, the convenience of an off-street parking space ensures hassle free access and peace of mind for residents with vehicles.

Tenure Type; Leasehold

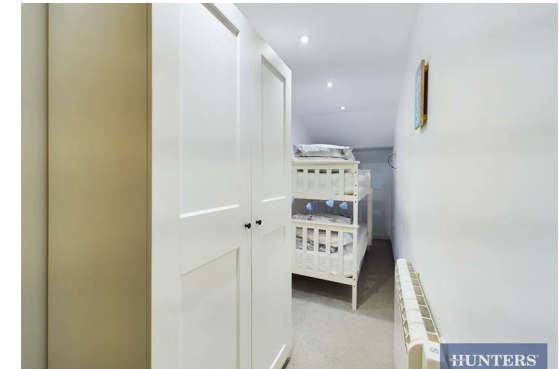
Leasehold Years remaining on lease; 981

Leasehold Annual Service Charge Amount; £500.00

Leasehold Ground Rent Amount; £150.00

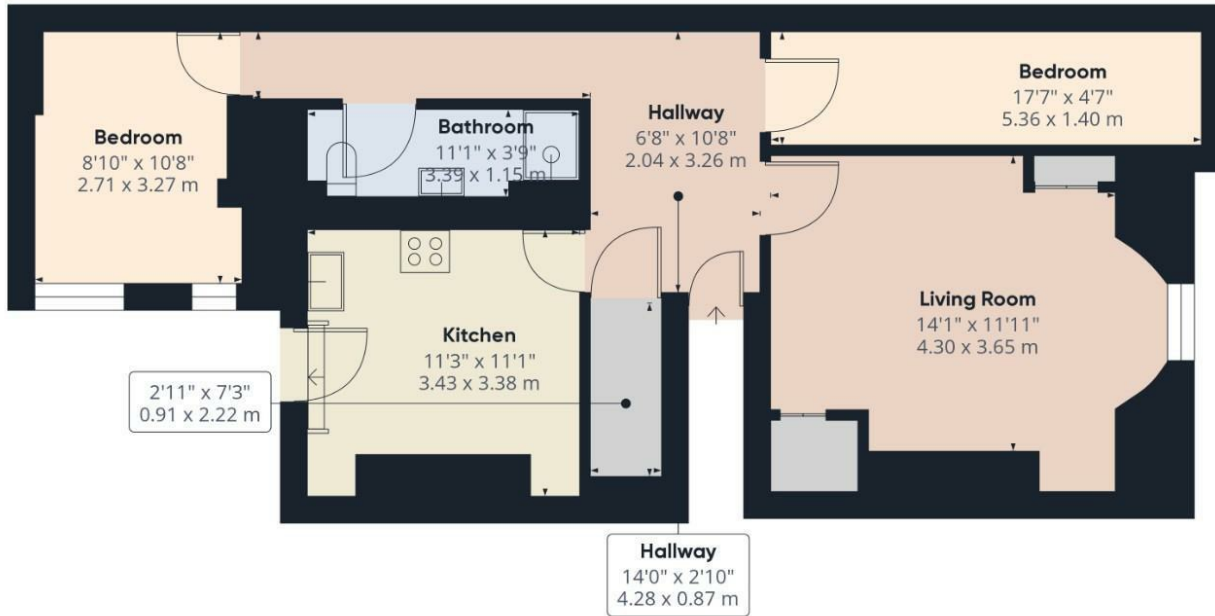
Council Tax Banding; exempt due to being used as a holiday let - small business rates.

\*We don't believe there are any restrictions relating to pets, holiday lets or AST.\*









Approximate total area<sup>(1)</sup>  
653.19 ft<sup>2</sup>  
60.68 m<sup>2</sup>

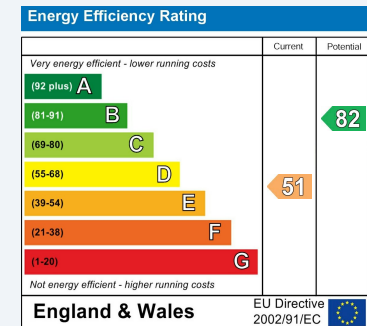
(1) Excluding balconies and terraces

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

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## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.