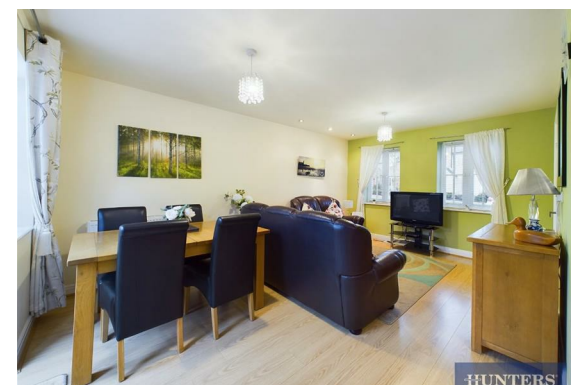




The Parade, Filey, YO14 9GA

- Terraced Cottage
- Open Plan Living Space
- No Onward Chain
- Two Bedrooms
- Ideal Investment
- EPC Grade - C

Offers Over £140,000



The Parade, Filey, YO14 9GA - Offers Over £140,000

DESCRIPTION

EXEMPT FROM NORTH YORKSHIRE'S DOUBLING OF COUNCIL TAX FOR SECOND HOMES.

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

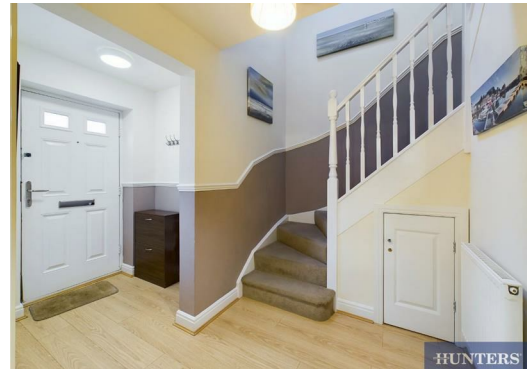
Leasehold Years remaining on lease; 986

Leasehold Annual Service Charge Amount; Approx. £4,560.00

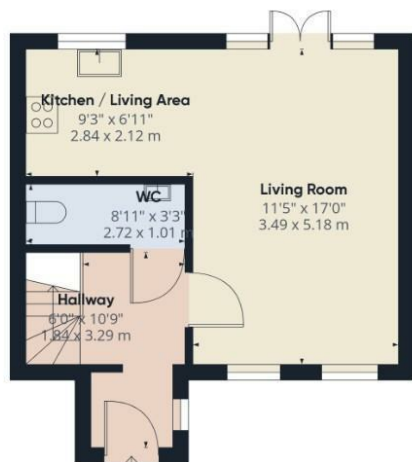
Leasehold Ground Rent Amount; included in the service charge.

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

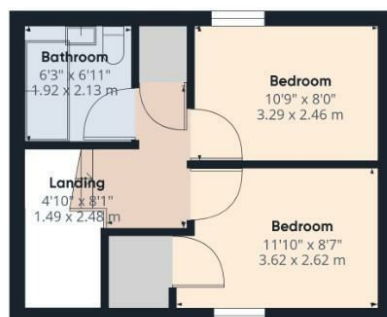
We believe AST is not permitted but the lease allows holiday lets and pets.







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾
669.84 ft²
62.23 m²

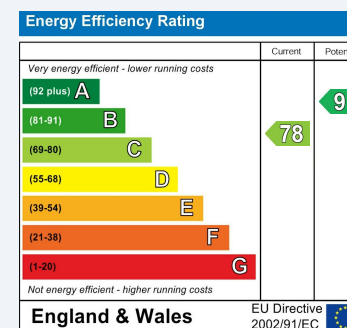
(1) Excluding balconies and terraces

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

GIRAFFE 360

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.

HUNTERS®
HERE TO GET *you* THERE

Viewings

Please contact 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.



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