



Clayhouse Yard, Mitford Street, Filey, YO14 9DS

- End Terrace
- Double Garage
- No Onward Chain
- EPC Grade C
- Four Bedrooms
- Ideal Holiday Let
- Bathroom and En-Suite

Offers Over £265,000



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DESCRIPTION

Nestled at the end of a row of cottages, this picturesque property is located close to Filey's town centre offering a variety of amenities whilst also only being a short walk away to the beach.

Upon entering, guests are greeted by a warm and inviting atmosphere. The ground floor features a spacious living room with comfortable seating arranged around a fireplace, perfect for cozy evenings. Adjacent to the living room is a spacious dining area, ideal for enjoying home cooked meals with family and friends.

The fully equipped kitchen boasts modern appliances and ample counter space, making it easy for guests to prepare delicious meals during their stay. Comprising of integrated electric oven and hob, space for washing machine and space for a fridge freezer.

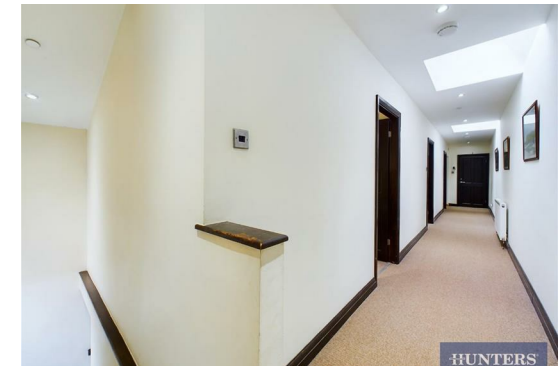
Also on the ground floor is a separate WC.

To the first floor of the property are four beautifully appointed bedrooms, each offering a peaceful haven for relaxation. The master bedroom features an en-suite bathroom complete with a luxurious walk in shower cubicle, low level WC and vanity unit. The remaining three bedrooms are tastefully decorated and furnished with cozy beds, ensuring a restful night's sleep for all guests. A main bathroom provides convenience for guests.

Externally, the property offers a double garage with electric roller door.

With its delightful combination of traditional charm and modern comforts, this four bedroom end terrace cottage is sure to enchant guests seeking a relaxing and rejuvenating getaway.

We are informed the property has a current gross annual income of £25,000 and the vendor has also advised there could be the option to also purchase the neighboring property which has a tenant in situ. This property is freehold and we are not aware of any restrictions.





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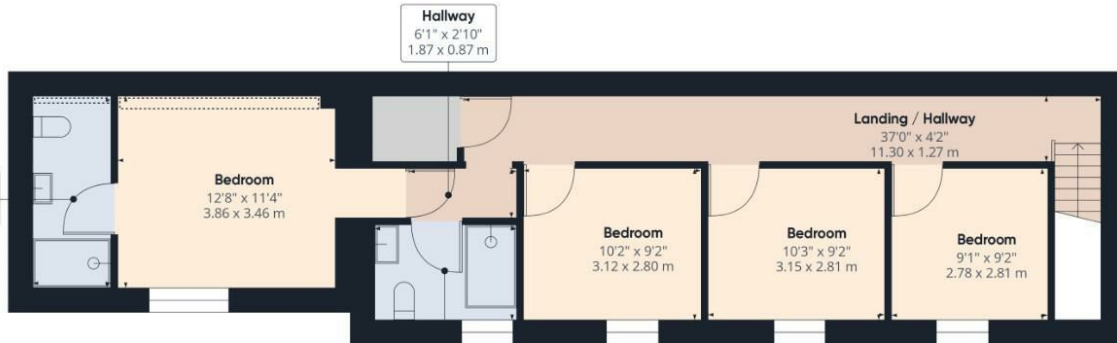
HUNTERS



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1566.08 ft²
145.49 m²

Reduced headroom

8.32 ft²
0.77 m²

(1) Excluding balconies and terraces

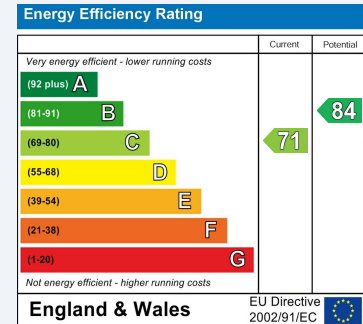
Reduced headroom (below 1.5m/4.92ft)

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 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, 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.

