

Thorn Tree Avenue, Filey

- First Floor Flat
- Modern
- Central Location
- Two Bedrooms
- Garage
- EPC: D

Offers Over £120,000

Tenure: Leasehold

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Thorn Tree Avenue, Filey

DESCRIPTION

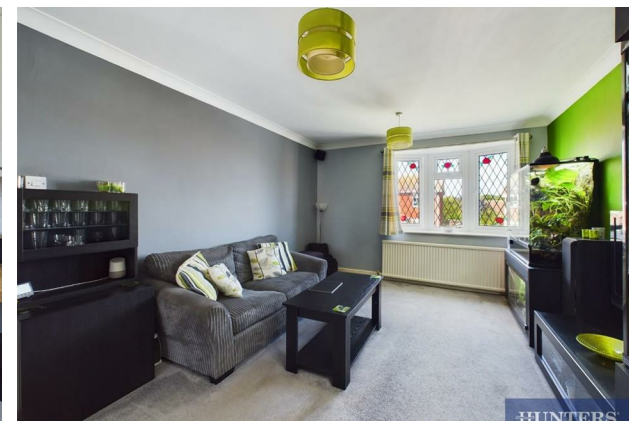
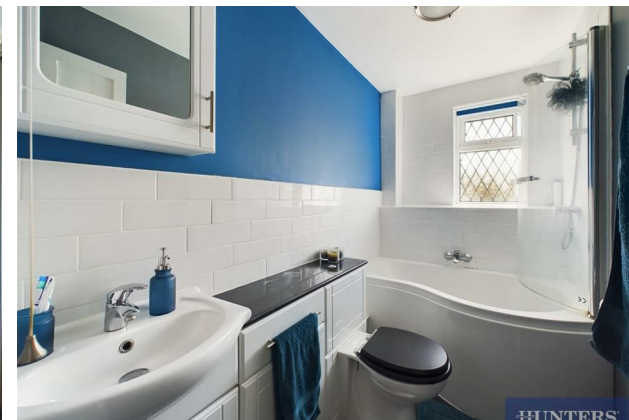
Offered to the market is this two bedroom first floor apartment located within a quiet cul-de-sac in Filey on the desirable country park estate. The property is conveniently situated only a short distance away from the various amenities including restaurants, public houses, bus, railway station and shops.

The property is accessed through a private entrance and comprises of a spacious living room, kitchen which incorporates modern wall and base units and an integrated oven and fridge freezer with the added benefit of a breakfast bar. There are two double bedrooms with built in wardrobes and a three piece bathroom suite.

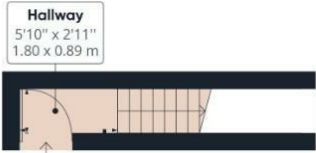
To the outside of the property is a garage which is accessed from Sycamore Avenue.

We have been informed by the vendors that the property is Leasehold with approximately 952 years left on the lease. We are also informed there is currently an annual ground rent of approximately £5 and no service charge.

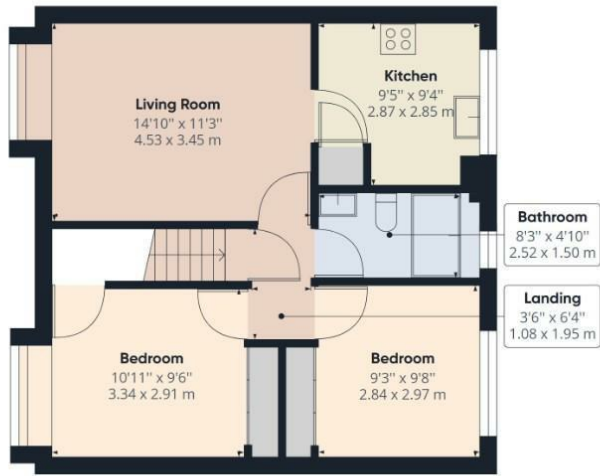
Call the office today to arrange your viewing!



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 612.31 ft²
 56.89 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.

GIRAFFE360

Council Tax: A

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
		66	74
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>



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