



Pasture Crescent, Filey

- First Floor Flat
- Two Bedrooms
- No Onward Chain
- Ideal First Home Or Investment Opportunity
- EPC Grade - C

Offers Over £130,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Pasture Crescent, Filey

DESCRIPTION

Offered to the market is this well presented first floor apartment located in the highly desired sea-side town of Filey, which offers a wide range of fantastic facilities whilst only being a short distance away from the local towns with their stunning beaches and country walks. This is the perfect first home or investment!

The property is entered via a private entrance that provides a sense of exclusivity and privacy, and has a spacious hallway to the first floor with storage space. This property offers a generously sized kitchen/diner, benefitting from a gas hob and oven, sink with drainer and space for a fridge freezer and washing machine. There is also a light and airy living room with gas fire, two double bedrooms and a modern shower room.

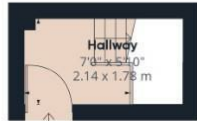
One of the standout features of this apartment is the private driveway. Convenience is key, and having your own dedicated parking space right at your doorstep makes coming and going a breeze.

Call us today to arrange your viewing!



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.



Approximate total area[®]
734 ft²
68.19 m²

Ground Floor



Floor 1

(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 Efficiency Rating	Current	Potential	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		
	76	77			
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.

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