



## Rutland Street, Filey

- Second Floor Flat
- Central Location
- Two Bedrooms
- Ideal Investment Opportunity
- Stunning Interior
- EPC Grade - E

**Guide Price £140,000**

**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE



# Rutland Street, Filey

## DESCRIPTION

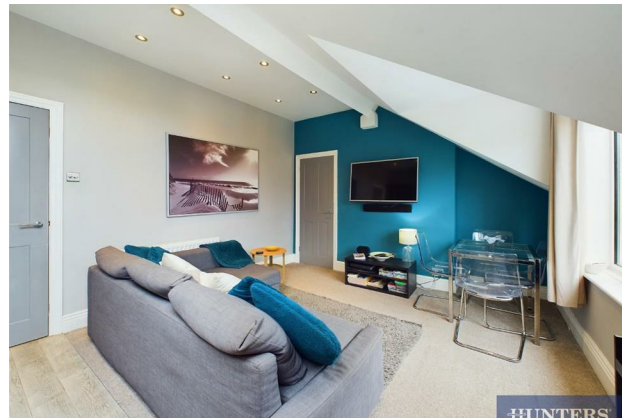
Nestled in the heart of the picturesque seaside town of Filey, this stunning second-floor flat offers the perfect blend of coastal charm and modern luxury. Boasting two spacious bedrooms, it's an ideal retreat for a family getaway or a cosy holiday let. The property provides easy access to the town's array of shops, restaurants, and attractions. With its stunning interior and prime location, this flat presents an exceptional opportunity for those seeking a perfect holiday home, lucrative holiday let or a stunning home to live in all year round in this idyllic coastal destination.

Upon entering, you are greeted by a bright and airy open-plan lounge and kitchen area, seamlessly designed to maximize both space and style. Large windows flood the room with natural light, illuminating the contemporary furnishings and elegant decor. The lounge invites relaxation with its plush seating and tasteful accents, creating an inviting atmosphere for unwinding after a day of exploring the town's sandy beaches and charming streets.

The fully equipped kitchen is a chef's dream, featuring ample storage space and appliances which make meal preparation a breeze. Whether whipping up a quick breakfast before heading out for the day or enjoying a leisurely dinner with loved ones, this well-appointed kitchen caters to all culinary needs.

The two bedrooms offer comfortable retreats for a restful night's sleep, each tastefully decorated and furnished with cosy bedding and ample storage. A modern bathroom completes the accommodation, featuring contemporary fixtures, refreshing shower and underfloor heating, providing a sanctuary for relaxation and rejuvenation.

Call us now 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Approximate total area<sup>1</sup>

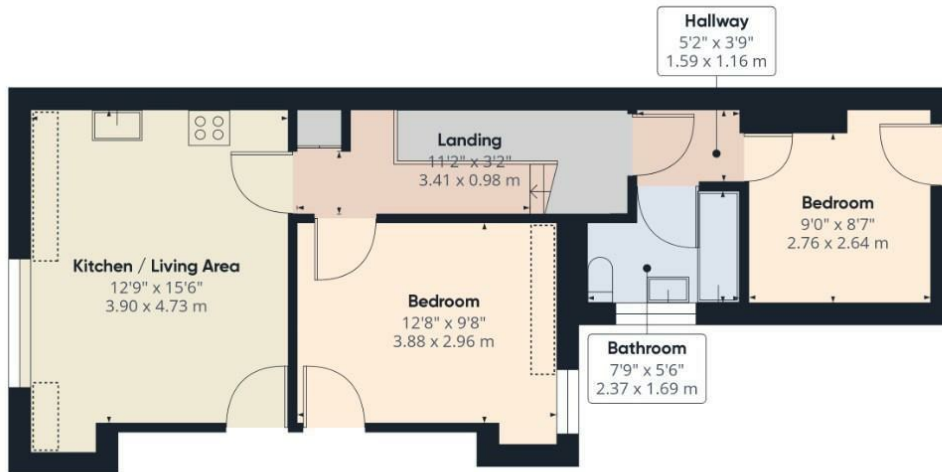
553.23 ft<sup>2</sup>  
51.4 m<sup>2</sup>

Reduced headroom

21.99 ft<sup>2</sup>  
2.04 m<sup>2</sup>



Ground Floor



Floor 1

(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.

GIRAFFE 360

### 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>



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