

## The Crescent, Filey, YO14 9HZ

- For Sale Via Modern Method of Auction
- Sea Views
- Central Location
- Top Floor Maisonette
- Spacious Residence
- EPC Grade - E
- Four Bedrooms
- Buyer Fees Apply

**By Auction £230,000**



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## DESCRIPTION

Hunters are pleased to present this spacious four bedroom top floor maisonette which spans a generous 1,356.25 square feet of living space, spread across two floors with its own private entrance! Brought to the market with no onward chain, this fantastic property could make a great residence or second home for a multitude of buyers. Situated within the heart of Filey town centre, you are on the doorstep of nearby amenities, and yet a short walk down to the award winning Filey beach.

Upon entering the property, you ascend the stairs to the second floor where you are greeted by a light and spacious landing with stairs to the third floor. From here you have access to an incredibly sized living room with dual aspect windows, kitchen with oven and hob, washing machine, dishwasher and fridge/freezer, bedroom and family bathroom.

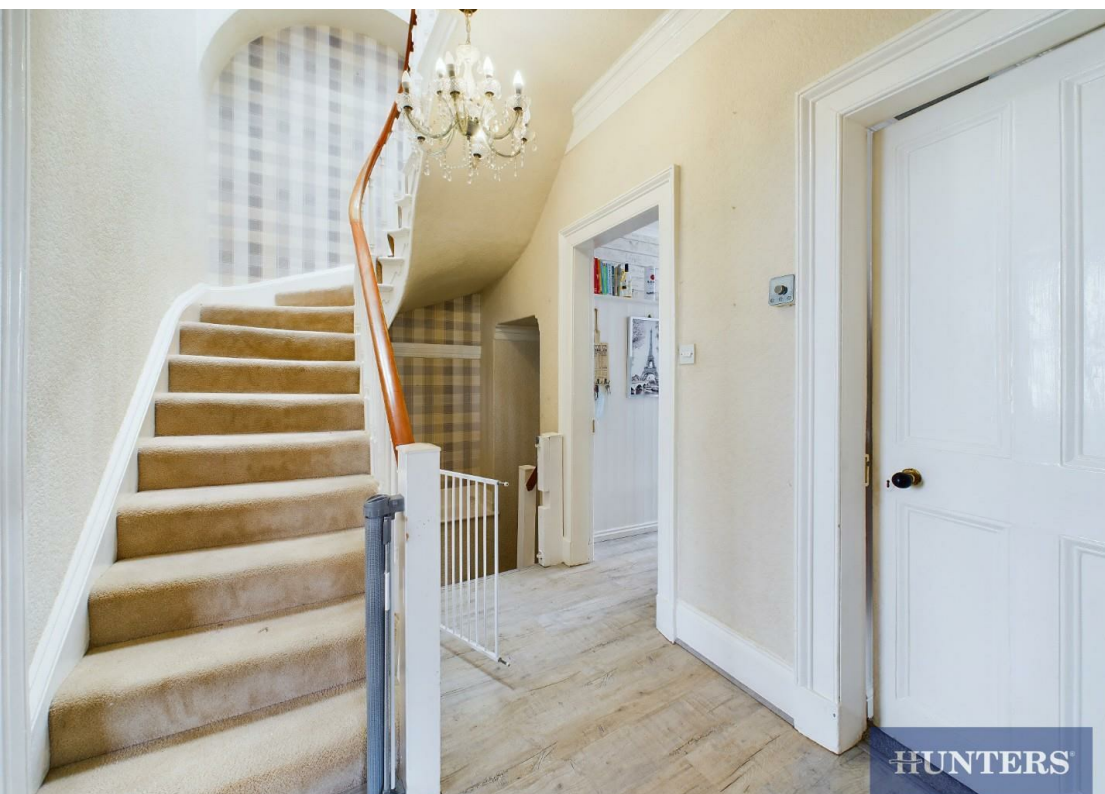
On the third floor, there are an additional three bedrooms and bathroom, providing a great space for all your family requirements.

We believe the property to be freehold with a Deed of Covenant in place. The vendor doesn't believe there to be any restrictions relating to pets, holiday lets or AST.

The property benefits from UPVC double glazing and gas central heating. There are also views over the sea and Crescent Gardens from a number of bedrooms! Call us today to arrange your viewing.











### Viewings

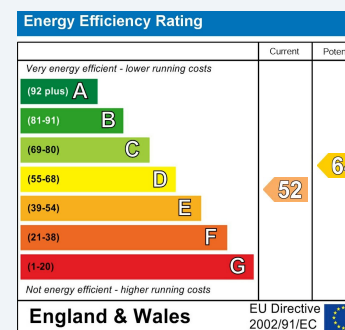
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.