



Constable Road, Filey

- Mid Terrace House
- No Onward Chain
- Perfect Investment Opportunity

- One Bedroom
- Outdoor Space
- EPC Grade - E

Guide Price £115,000

Tenure: Freehold

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Constable Road, Filey

DESCRIPTION

Welcome to this charming terraced house, situated in the popular village of Hunmanby, near Filey. This property offers a cosy retreat with one reception room, one bedroom, and a house bathroom.

The house boasts a well-proportioned reception room, ideal for relaxing or entertaining guests, alongside a kitchen with wall and base units and space for a washing machine and fridge freezer. The bedroom provides a comfortable space to unwind after a long day. The bathroom is spacious and conveniently located on the first floor.

With parking available for one vehicle, you'll never have to worry about finding a spot after a busy day out. The location offers a perfect blend of serenity and convenience, making it a wonderful place to call home. There is also the bonus of a small low maintenance garden to the rear, creating a quiet space for you to sit and enjoy the sun, alongside a shed for additional storage.

The property has economy 7 heaters and an open coal fire.

This house would be perfect for first time buyers and investors alike, with a yield of approximately 5%.

Don't miss out on the opportunity to own this lovely property on Constable Road. Book a viewing today and discover the potential this home has to offer!

We understand this property is freehold and are not aware of any restrictions.





Ground Floor



Floor 1

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Approximate total area¹⁾
491.95 ft²
45.7 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.

GIRAFFE 360

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 | | 88 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | 48 | (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 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |

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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