



4 Cliff Top, Filey

YO14 9HG

Guide Price £325,000



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EXCLUSIVE

4 Cliff Top, Filey

DESCRIPTION

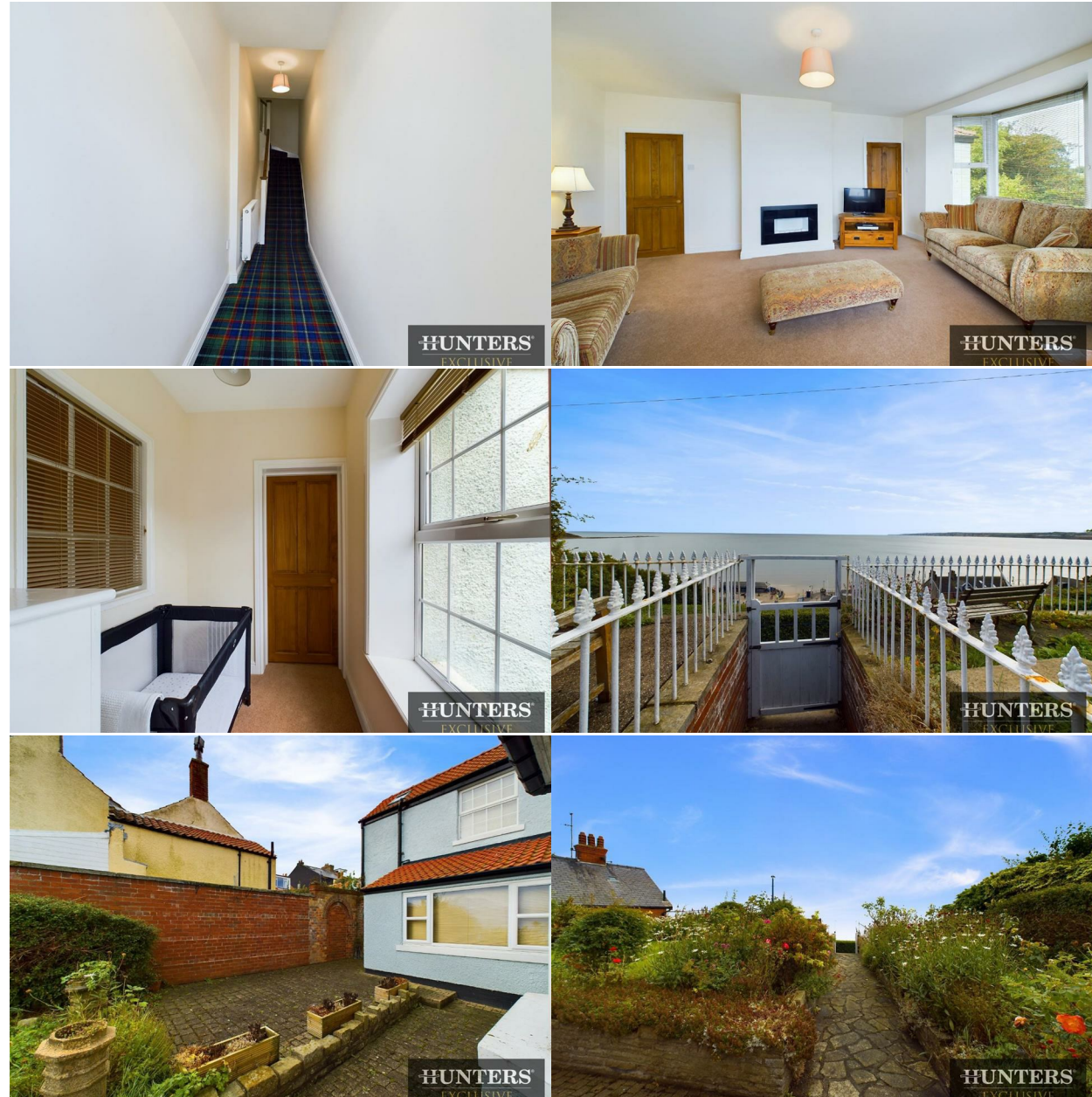
Hunters are pleased to present this stunning two bedroom first floor apartment offering stunning sea views, garage, parking and lovely gardens to the front. Situated on Cliff Top in Filey, this property is positioned in an enviable location due to it being within close proximity to both Filey town centre and the beach.

Upon entering the property, you are greeted by a spacious entrance hall with stairs to the first floor landing. From here, you have access to a light and airy kitchen/diner which boasts wall and base units, integrated microwave, fridge, washing machine, tumble dryer and electric oven and hob. There is ample space for a dining table and a delightful window seat which is perfect for taking in those stunning sea views. Next to the kitchen is a large living room with dual aspect windows and an electric feature fireplace. The living room is incredibly spacious, and perfect for relaxing with loved ones. There are two double bedrooms, one of which offering an ensuite and dressing room/ home office. The main bathroom is modern and spacious.

This apartment boasts a garage with power and lighting and electric roller door, this is a great space for additional storage or parking. There is a parking area at the rear providing additional convenience as you come and go. At the front of the property are beautiful gardens which are perfect for relaxing and enjoying the sun and coastal / sea views.

This property is leasehold with a share of the freehold, and we are not aware of any restrictions in relation to AST, holiday lets or pets. The property offers gas central heating and UPVC double glazing throughout. Having undergone extensive renovations over the last few years such as a re-roof, re-plumbing, new windows and doors installed and a complete cosmetic overhaul with replacement kitchens and bathrooms, this property is in fantastic condition and has the option of being purchased fully furnished.

Call us now to arrange your viewing and avoid missing out!







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1141.51 ft²

106.05 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.

Calculations are based on RICS IPMS 3C standard.

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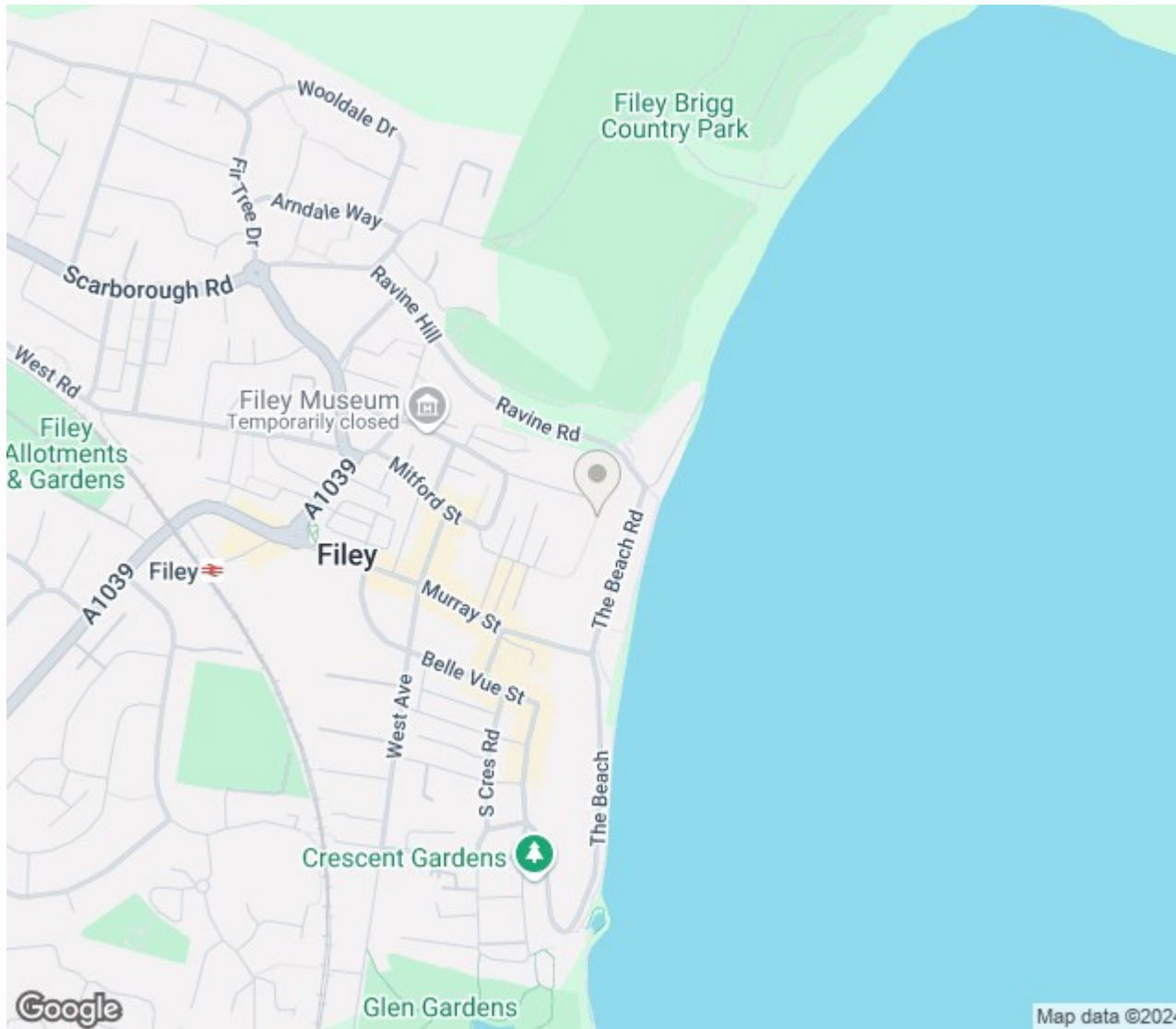


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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.

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