



Queen Street, Filey, YO14 9HE

- Terraced Cottage
- Rear Yard
- Utility Room
- Three Bedrooms
- Central Location
- EPC Grade: D

Offers Over £300,000

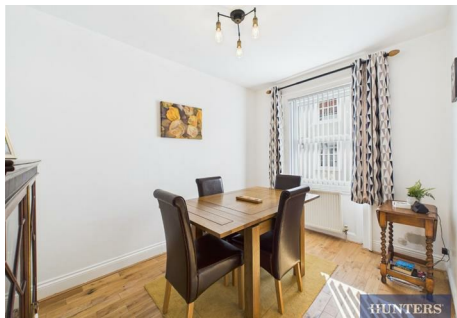


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Offered to the market is this beautifully presented three-bedroom terraced cottage located in the highly desirable seaside town of Filey, just a short stroll from the stunning beach. It is ideally situated near the town centre, where you'll find a variety of amenities, including shops, cafes, and excellent transport links via the railway station and bus stops.

The property has been thoughtfully modernised throughout, blending contemporary comfort with delightful period features. Upon entering, you're welcomed by a bright and airy lounge, a perfect space to relax. Adjacent to the lounge is a versatile study or third reception room, offering endless possibilities as a home office or hobby room. The hallway is currently used as an open-plan dining room, providing a lovely space to entertain guests.



The modern kitchen is fully equipped with integrated appliances, including a dishwasher, an eye-level oven, a hob, and a fridge freezer. The kitchen seamlessly flows into a convenient utility area, making everyday tasks effortless.

Upstairs, you'll find three well-proportioned bedrooms, with the principal bedroom featuring its own en-suite for added luxury. A stylish family bathroom is also located on this floor, offering a relaxing space to unwind. The second floor boasts a spacious loft room with eaves storage and Velux windows, providing extra space for various uses.

The property also has the potential to be used as a holiday let, as it is currently being successfully run as an airbnb.

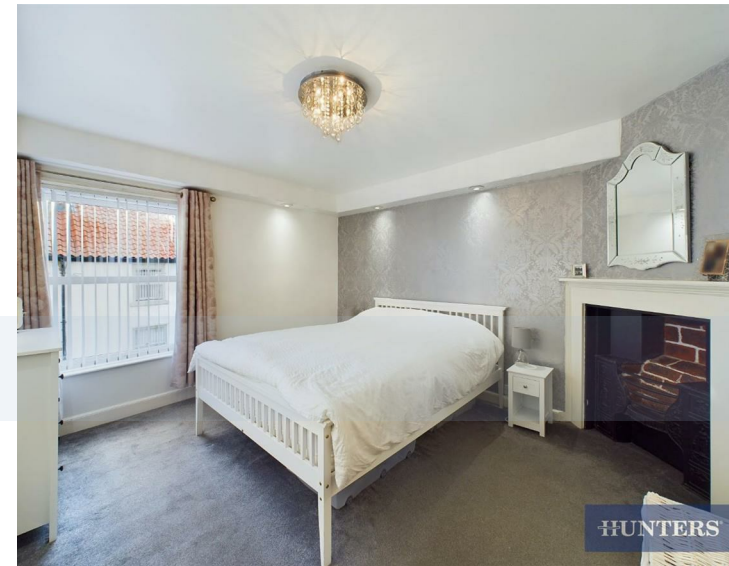


Outside, the property benefits from a rear courtyard, an ideal spot for morning coffee, alfresco dining, or simply soaking up the sea air.

Call the office today to arrange your viewing!



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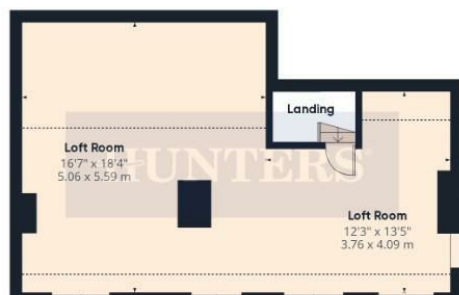
HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Ground Floor



Floor 1



Floor 2

HUNTERS®

Approximate total area⁽¹⁾

1565.08 ft²
145.4 m²

Reduced headroom

162.73 ft²
15.12 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

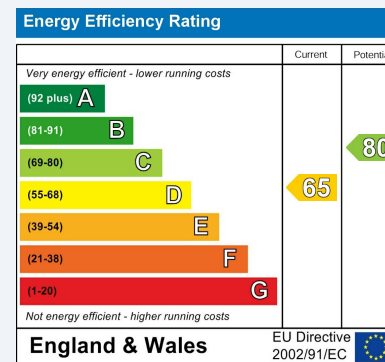
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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.

HUNTERS®
HERE TO GET *you* THERE

Viewings

Please contact 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.



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