

Cliffords Terrace, Filey

- Mid Terrace Cottage
- Rear Yard
- Central Location

- Two Bedrooms
- No Onward Chain
- EPC Grade - E

Guide Price £150,000

Tenure: Freehold

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Cliffords Terrace, Filey

DESCRIPTION

Nestled on a quiet no-through road in the heart of the picturesque seaside town of Filey, this beautifully renovated mid-terrace cottage offers an idyllic retreat just a short stroll from the award-winning beach, local shops, cafés, and essential amenities.

Lovingly updated by the current owners, this delightful home benefits from gas central heating and UPVC double glazing throughout, including newly installed windows and doors. The inviting entrance, through a charming stable-style door, opens into a spacious living area featuring exposed beams and a cosy log-burning stove—perfect for relaxing after a day by the sea.

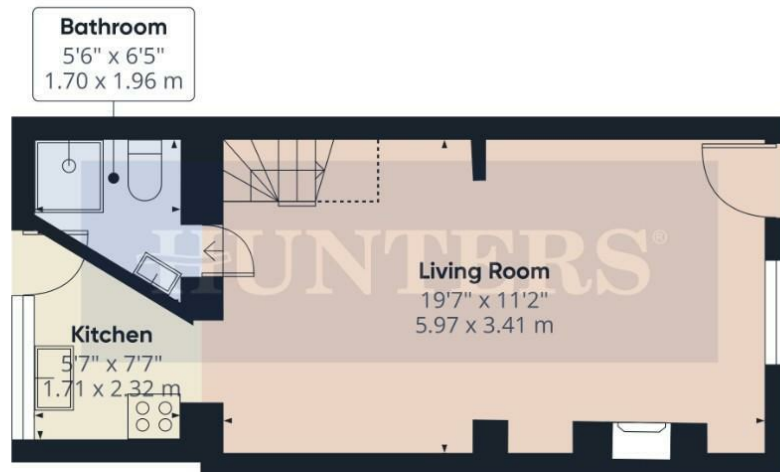
Flowing seamlessly from the living space, the contemporary kitchen boasts sleek grey gloss wall and base units, an integrated electric oven and hob, and ample space for additional appliances. A large rear window floods the kitchen with natural light, while a rear door provides easy access to the quaint outdoor yard, a lovely spot to enjoy a morning coffee.

Completing the ground floor is a stylish shower room, fitted with a modern corner shower unit, low-level WC, hand wash basin, and a wall-mounted heated towel rail.

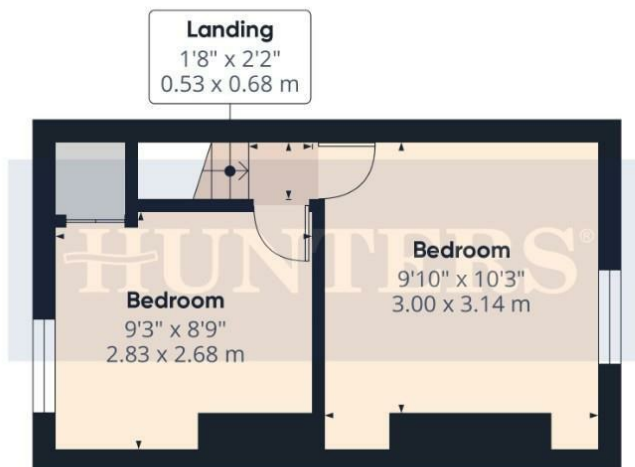
Upstairs, two generously sized double bedrooms offer comfortable living, making this property an ideal first home or investment opportunity.

With its central yet peaceful location, just moments from Filey's stunning coastline and essential amenities, this charming cottage is a rare find. Viewing is highly recommended to appreciate all it has to offer!





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

474.68 ft²
44.1 m²

Reduced headroom

6.07 ft²
0.56 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

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		94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(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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