



## Rutland Street, Filey, YO14 9JA

- Ground Floor Flat
- Off Road Parking
- Beautifully Presented
- Two Bedrooms
- Central Location
- EPC Grade - D

**Asking Price £160,000**





# Rutland Street, Filey, YO14 9JA

## DESCRIPTION

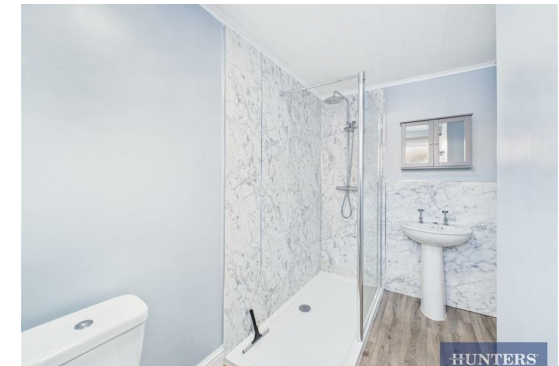
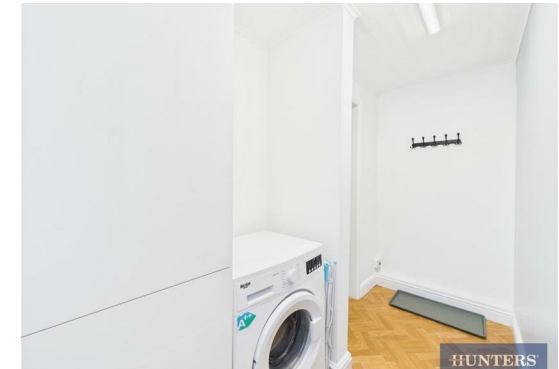
Located in the vibrant centre of the charming seaside town of Filey, this spacious and beautifully maintained two bedroom ground floor flat offers a fantastic opportunity for a variety of buyers. Whether you're looking for your first step onto the property ladder, a solid investment, or a tranquil second home by the sea, this property ticks all the boxes.

The flat is freehold, providing peace of mind and flexibility for the future, and currently has a Deed of Covenant being drawn up. One of the standout features is the off-road parking space at the rear, a rare and valuable asset in such a central location.

Inside, the property is well-presented throughout. A welcoming hallway gives access to two generous double bedrooms, one of which benefits from a lovely bay window to the front aspect, allowing natural light to flood in. The spacious living room, complete with a feature fireplace, flows seamlessly into the fitted kitchen, which includes a range of wall and base units and opens into a useful laundry room. At the rear, you'll find a well-appointed bathroom, completing this comfortable and functional layout.

With its central location just a short stroll from Filey's beautiful beach, shops, and transport links, this flat is perfectly positioned to enjoy everything this popular coastal town has to offer.

Viewing is highly recommended to fully appreciate the space, presentation, and lifestyle opportunity this property provides.









### Viewings

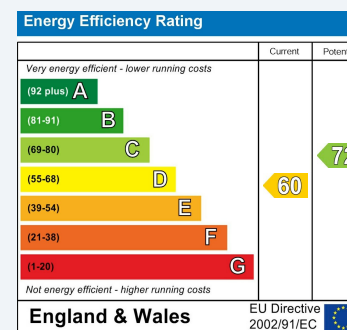
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.