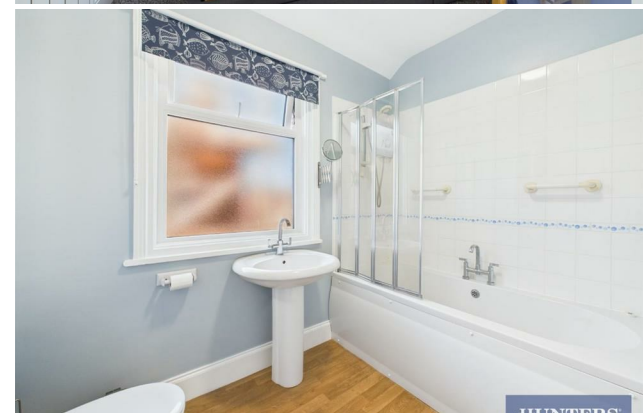




## Rutland Street, Filey

- Top Floor Flat
- Off Road Parking
- Spacious Accommodation
- Two Bedrooms
- Central Location
- EPC Grade - D

**Asking Price £120,000**



**Tenure: Freehold**

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# Rutland Street, Filey

## DESCRIPTION

Set in the very centre of the picturesque seaside town of Filey, this well-presented two bedroom second floor flat offers a fantastic opportunity for those seeking a stylish coastal home, a smart investment, or a peaceful second home by the sea.

The property is freehold, with a Deed of Covenant currently being drawn up, and benefits from a valuable off-road parking space at the rear – a rare advantage in such a central location.

Inside, the flat is both spacious and full of character. A welcoming hallway leads to two generous double bedrooms, a bright and airy living room complete with a charming feature fireplace, and a modern kitchen/diner fitted with a range of wall and base units – perfect for everyday living or entertaining. From the kitchen, a rear hallway leads to the bathroom and a door to the fire escape, offering convenient secondary access in the case of emergency.

Just a short walk from Filey's award-winning beach, vibrant town centre, and excellent transport links, this flat is perfectly placed to enjoy all the benefits of coastal life.

Early viewing is highly recommended to appreciate everything this property has to offer.

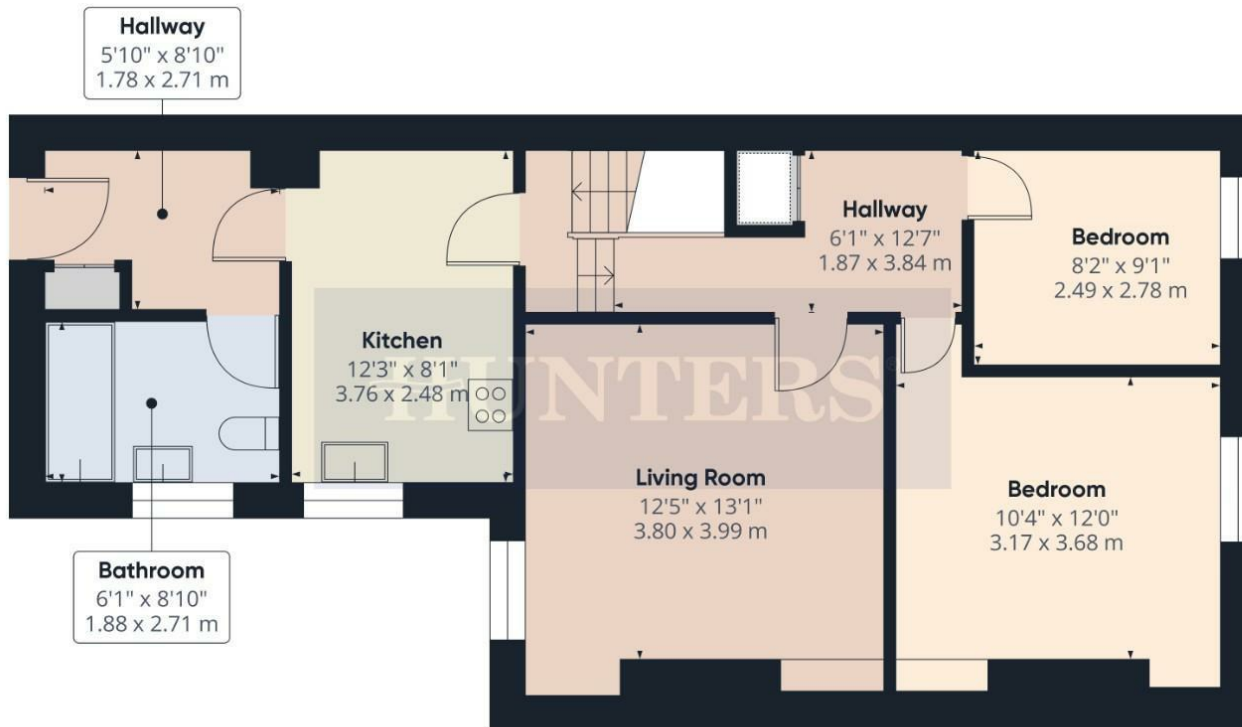


## ENERGY PERFORMANCE CERTIFICATE

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Approximate total area<sup>(1)</sup>  
665.53 ft<sup>2</sup>  
61.83 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

### 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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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

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