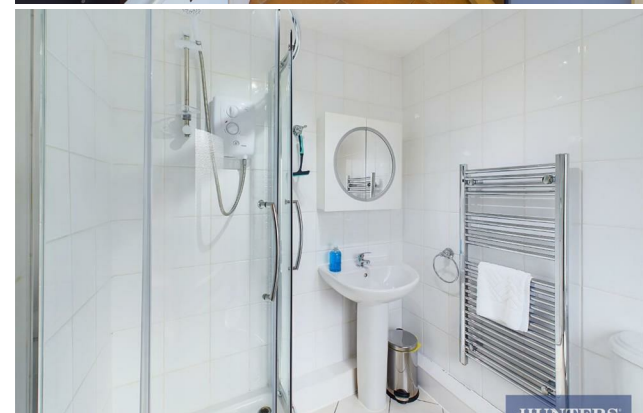




The Beach, Filey

- Top Floor Flat
- No Onward Chain
- EPC Grade - F
- Two Bedrooms
- Ideal Holiday Home
- Sea Views
- Converted Loft Space

Offers In The Region Of £180,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

The Beach, Filey

DESCRIPTION

This fourth floor apartment is offered to the market with stunning sea views across the award winning Filey beach and is situated only a short walk away from all that Filey Town has to offer, from cafes and bars to shops, doctors and the bus and train station offering regular transport links to the neighbouring towns of Scarborough and Bridlington.

Upon entering the apartment, you are welcomed by an entrance hall, leading to a light and airy shower room benefitting from a corner shower unit, sink and toilet basin and heated towel rail, spacious kitchen with electric hob, oven and undercounter fridge/freezer, a generously sized living room with stunning sea views. There are a further two double bedrooms and stairs to the loft which has been developed into a further bedroom/living area, making this a perfect holiday home or holiday let investment.

We have been advised the property is freehold and features electric storage heaters and double glazing throughout. There is also the option to purchase this property fully furnished!

We believe the apartment is freehold and that there is a Deed of Covenant in place. We have been advised by the vendor that there are no restrictions in relation to pets, holiday lets and AST.

Call us now to arrange your viewing!



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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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		EU Directive 2002/91/EC

Approximate total area⁽¹⁾

525.73 ft²
48.84 m²

Reduced headroom

3.61 ft²
0.34 m²

(1) Excluding balconies and terraces

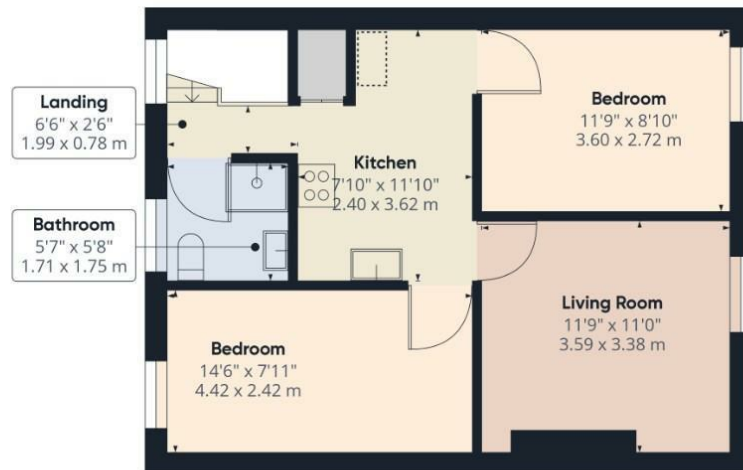
Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Ground Floor



Floor 1

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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