



Rutland Street, , Filey, YO14 9JA

- Mid-Terrace
- Off Road Parking
- Perfect Investment Opportunity
- Block of Three Apartments
- Central Location
- EPC Grade - D

Asking Price £400,000

HUNTERS®

HERE TO GET *you* THERE

DESCRIPTION

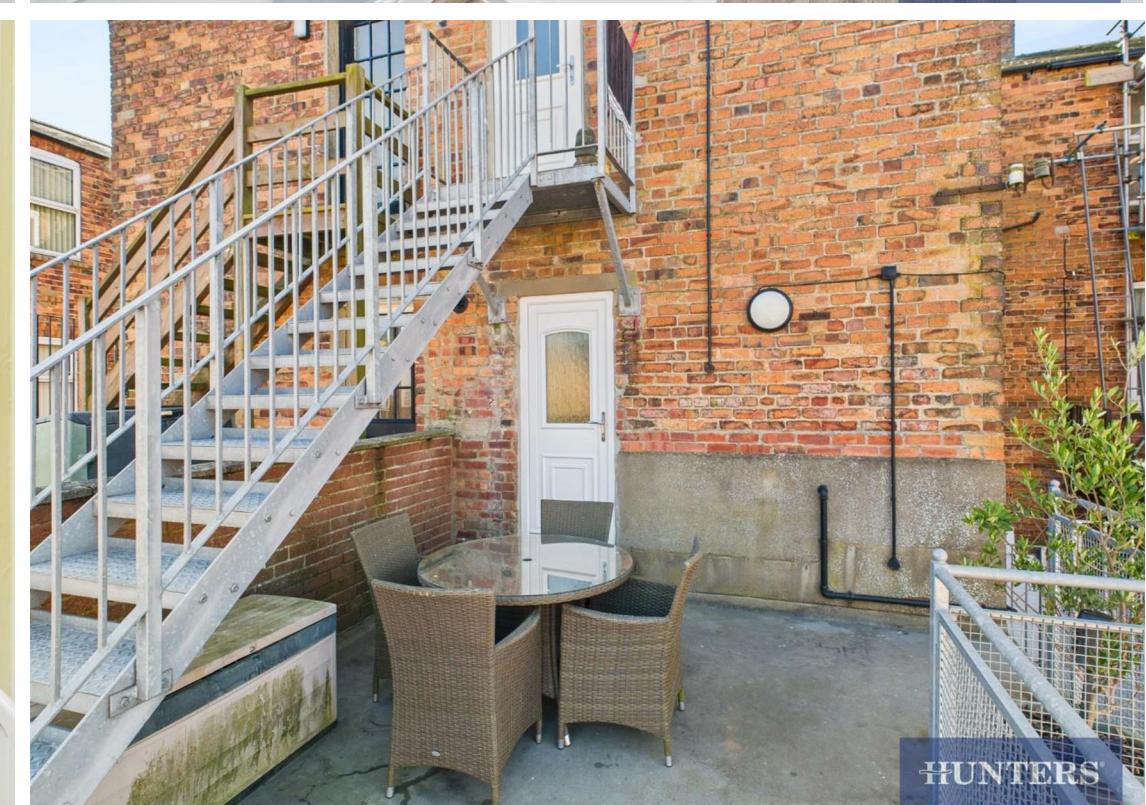
Set in the very centre of the picturesque seaside town of Filey, this well-presented mid-terrace property offers a fantastic opportunity for those seeking a stylish investment by the sea.

The property is freehold and separated into three self-contained two bedroom apartments, and benefits from a valuable off-road parking at the rear – a rare advantage in such a central location.

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

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







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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.