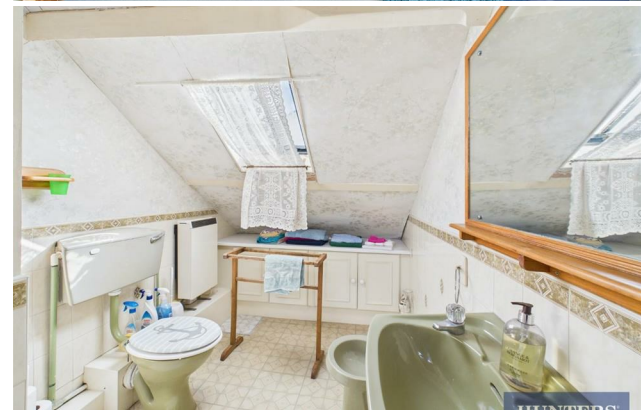




## The Crescent, Filey

- Top Floor Flat
- Freehold
- Perfect Holiday Home
- One Bedroom
- Grade II Listed
- EPC Grade: Exempt

**Asking Price £55,000**

**Tenure: Freehold**

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HERE TO GET *you* THERE

# The Crescent, Filey

## DESCRIPTION

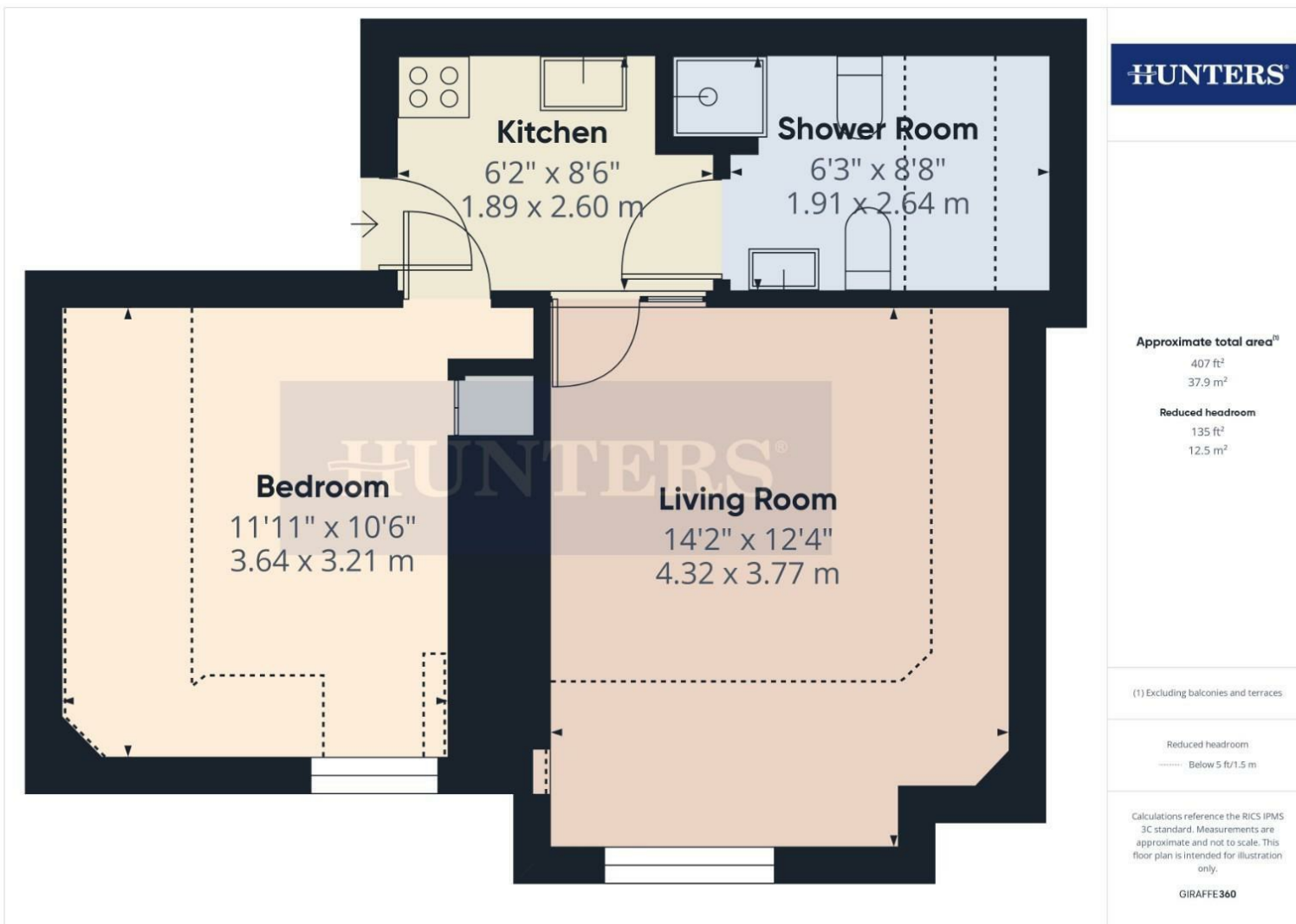
Situated on the top floor of a Grade II listed building on The Crescent in Filey, this one-bedroom flat offers a lovely opportunity to create a seaside retreat in a characterful setting. The property sits within a conservation area, directly opposite Crescent Gardens, and is just a short walk from the town centre where you'll find a range of cafés, bars, shops, and everyday amenities. Filey's award-winning beach is just down the road, while the nearby train station provides excellent transport links along the coast and beyond.

The flat itself has a simple, practical layout with a living room, kitchen, shower room and bedroom. While the property would benefit from some updating, it provides a solid base for anyone looking to put their own stamp on a home by the sea. The flat is heated by night storage heaters and is offered with no onward chain.

It's worth noting that this is a top floor flat, reached via several flights of stairs, and there is no lift access. While this may not suit everyone, those able to manage the steps will find a peaceful home in a great spot close to all that Filey has to offer.

The property is freehold and sold with a deed of covenant in place. Call us now to arrange your viewing!





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.

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

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



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