



## Rutland Street, Filey, YO14 9JB

- Third Floor Apartment
- Central Location
- No Onward Chain
- Two Bedrooms
- Side Sea Views
- EPC Grade - E

**Price £105,000**



# Rutland Street, Filey, YO14 9JB - Price £105,000

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom third floor flat, situated in the centre of the highly popular town of Filey.

Upon entering, you're greeted by a warm and inviting ambiance with a bay window lounge offering side sea views. Natural light pours through the window, illuminating the room and creating a tranquil atmosphere; perfect for unwinding after a day of exploration.

The lounge itself is a haven of relaxation, boasting ample space for lounging and entertaining with additional space for a dining table. The kitchen is spacious and comprises wall and base units with integrated electric oven and hob plus space for both a fridge freezer and washing machine.

The apartment features two bedrooms, each offering a peaceful sanctuary for rest and rejuvenation plus a three piece suite shower room.

The nautical theme runs throughout the apartment offering a sense of coastal living.

With the beach just a stone's throw away, the coastal lifestyle awaits right at your doorstep.

Call now to arrange your viewing!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 983

Leasehold Annual Service Charge Amount £600.00

Leasehold Ground Rent Amount; £250.00

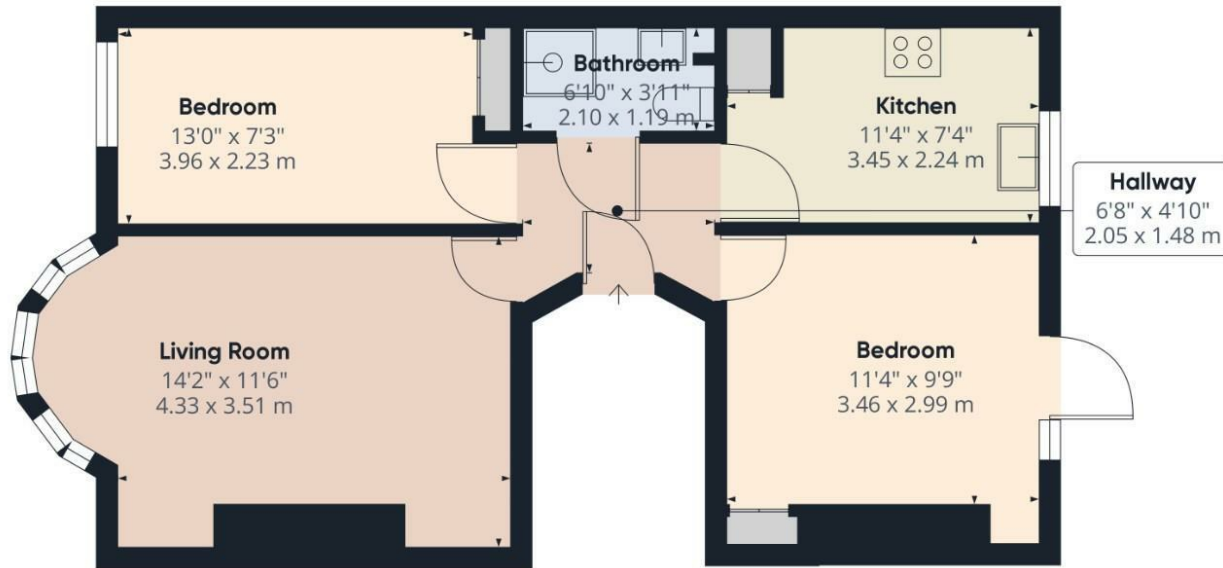
Council Tax Banding; A

\* We don't believe there are any restrictions relating to pets, holiday lets or AST. \*





HUNTERS



Approximate total area<sup>(1)</sup>  
541.13 ft<sup>2</sup>  
50.27 m<sup>2</sup>

(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.

GIRAFFE 360

### 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

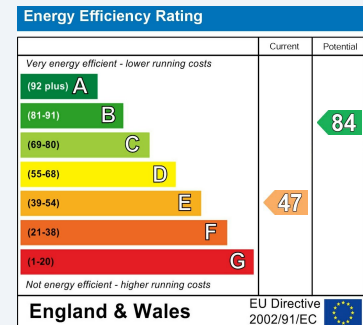
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

HUNTERS®  
HERE TO GET *you* THERE