



## Station Avenue, , Filey, YO14 9AE

- Ground Floor Flat
- No Onward Chain
- Fantastic Investment/First Home
- One Bedroom
- Off Road Parking
- EPC Grade: D

Asking Price £130,000

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HERE TO GET *you* THERE

# Station Avenue, , Filey, YO14 9AE

## DESCRIPTION

This well-proportioned ground floor flat is ideally positioned in the heart of Filey, just a very short walk from the town centre, offering exceptional convenience for everyday living and investment alike.

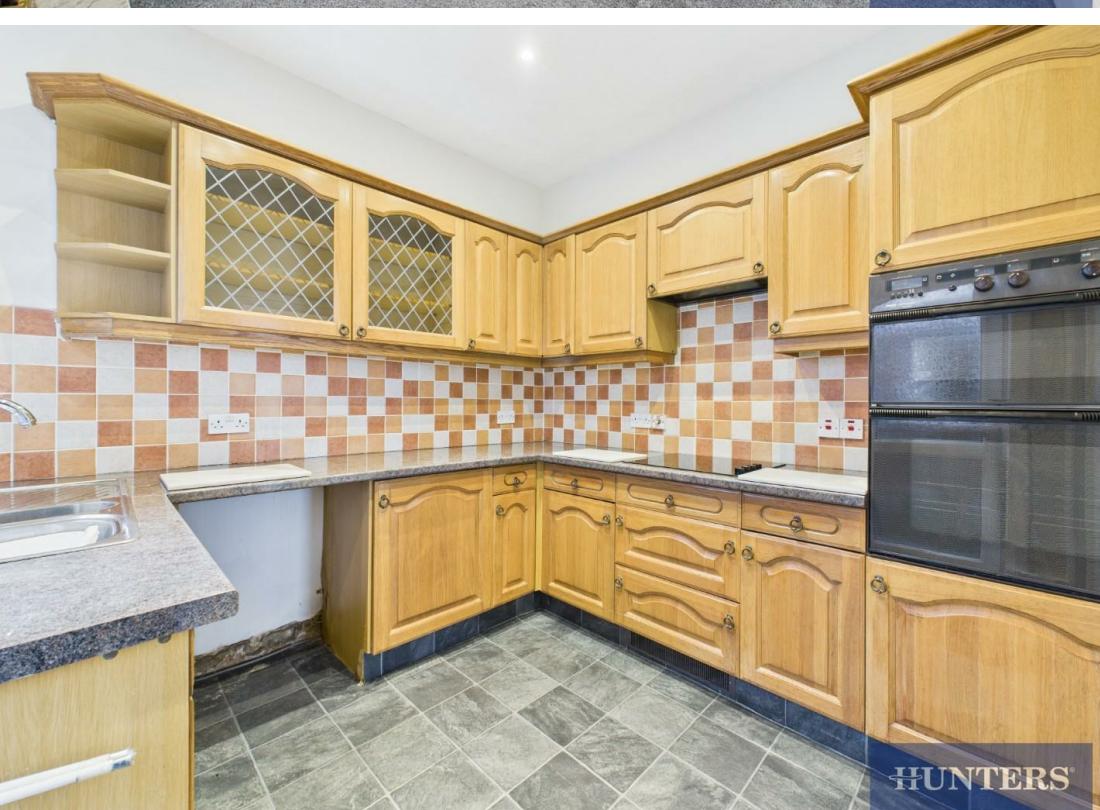
The accommodation is arranged over a single level and comprises a generous living room, a separate dining room, and a fitted kitchen with an adjoining utility room. There is also a double bedroom with an ensuite bathroom, all accessed via a central hallway. The layout offers clearly defined living and sleeping areas, making the property both practical and comfortable, while remaining easy to maintain.

The location is a real highlight. The flat sits within easy walking distance of Filey's bus and train stations, the award-winning beach, and a wide range of local amenities including shops, cafés, pubs, doctors' surgeries, and everyday services. This central yet accessible position makes the property particularly appealing to first-time buyers, downsizers, or investors seeking strong rental demand.

Further benefits include off-road parking to the rear, a rare and highly sought-after feature for a property so close to the town centre, along with a useful shed located next to the property, which benefits from power, providing excellent storage or workspace potential. The flat is offered for sale with no onward chain, allowing for a straightforward and timely purchase.

Overall, this is a fantastic opportunity to acquire a centrally located ground floor apartment with excellent transport links, coastal access, parking, and additional powered storage — equally well suited as a first home or an investment purchase.



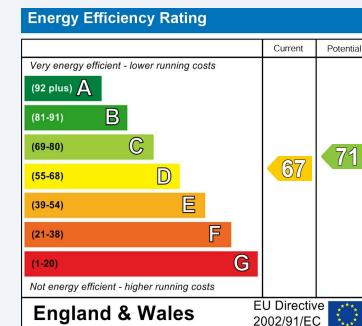




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## ENERGY PERFORMANCE CERTIFICATE

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.