



## Rutland Street, Filey

- First Floor Flat
- Central Location
- Modern Interior

**Guide Price £140,000**

- Bay Window Lounge with Side Sea Views
- Allocated Parking Space
- EPC Grade - E



**Tenure: Leasehold**

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# Rutland Street, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom first floor flat with allocated off road parking, situated in the centre of the highly popular town of Filey.

The property comprises of a bright and spacious lounge which contains a bay window providing side sea views and allowing natural light into the room that adds to the welcoming atmosphere. The lounge is a perfect space to relax or entertain, with ample space for a comfortable sofa, armchairs and space for a dining table. There is a kitchen comprising wall and base units with ample work surfaces and plenty of storage. The kitchen comes with an electric oven and hob, integrated fridge and washing machine.

The apartment also comprises of two bedrooms and a spacious three piece bathroom suite.

The property is heated via electric heaters.

Externally there is the additional bonus of an allocated parking space.

The location of the property is convenient for accessing a range of local amenities and benefits from good transport links.

Call the office now to arrange your viewing.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 984

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.\*



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Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

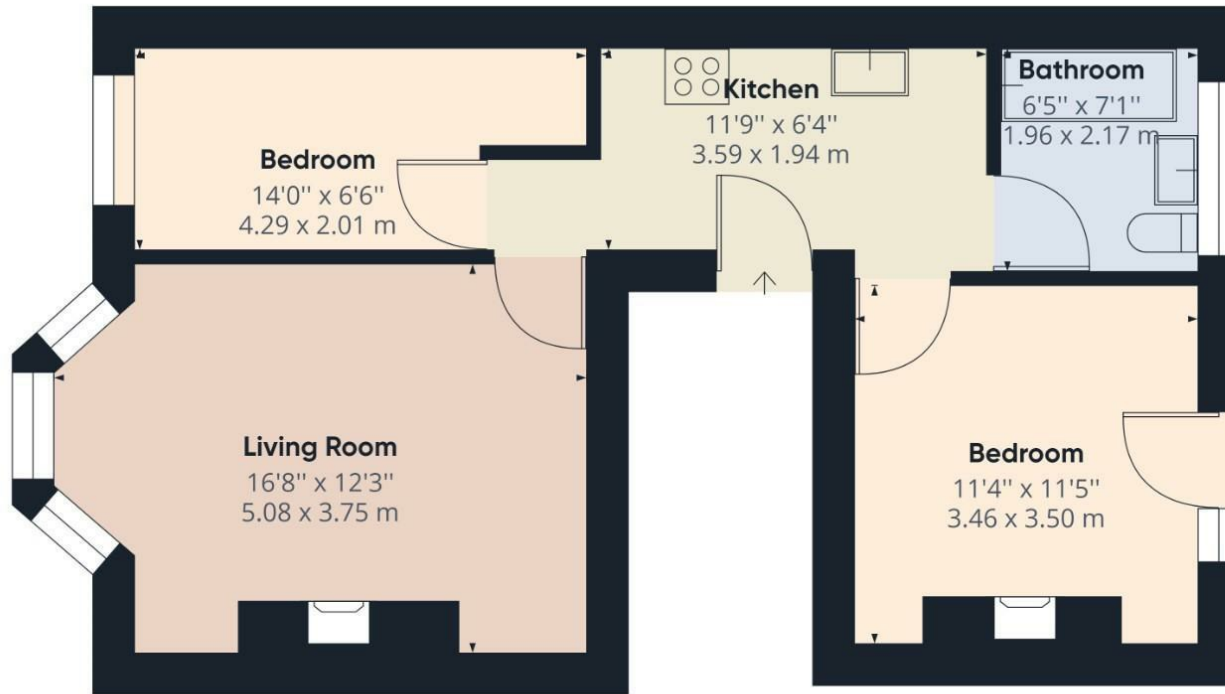
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	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

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Approximate total area<sup>(1)</sup>  
521.35 ft<sup>2</sup>  
48.43 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.

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### 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>

