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**Hunmanby Street,
Filey, YO14 0ET**

This one bedroom characterful cottage is situated in the village of Muston on the outskirts of Filey. Comprising lounge, kitchen with dining area, double bedroom, shower room and yard. The cottage has electric heating, open fire and plenty of storage.

**Rent - £700 PCM
Deposit - £800**



LOCATION

RENT / DEPOSIT

Rent £ 700 pcm
Deposit £800

LOUNGE

4.4 x 3.8 (14'5" x 12'6")

With characterful exposed beams, Open Fire and Electric log effect fire with surround, window overlooking front, storage heater, under stairs storage and open staircase to first floor

HALLWAY

With access to rear yard.

KITCHEN

5.8 x 1.8 (19'0" x 5'11")

Built in kitchen with light coloured units, worktops, stainless steel sink unit, built in electric oven and hob, space for under counter fridge, plumbing for washing machine, dining area, tiled floor, larder cupboard and night heater.

STAIRS TO FIRST FLOOR

BEDROOM

3.8 x 2.9 (12'6" x 9'6")

Good sized room with window overlooking front, large storage cupboard and electric heater.

BATHROOM

1.8 x 1.7 (5'11" x 5'7")

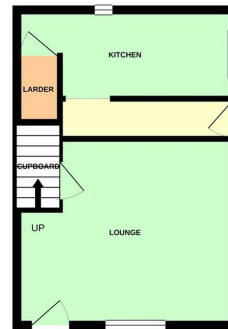
Two piece suite in white comprising low flush WC and hand basin, shower cubicle with electric shower, towel rail and full tiled walls.

YARD

Spacious yard offering area for outside dining and bin storage with private gate to street.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, height and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See page 10 for more information.

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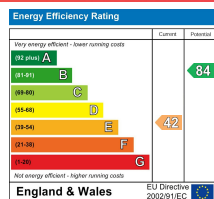
Hunmanby Street - 18021360

Council Tax Band - A

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.



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