



Station Avenue, , Filey, YO14 9AE

- Ground Floor Flat
- No Onward Chain
- Fantastic Investment/First Home

- One Bedroom
- Off Road Parking
- EPC Grade: D

£750 Per Month



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DESCRIPTION

A well-presented and practical one-bedroom ground floor flat, ideally situated in the heart of Filey. The property is arranged entirely over one level and offers comfortable, well-defined living accommodation, making it an ideal home for a single occupant or couple.

The accommodation briefly comprises:

- * **Generous living room** providing a comfortable main living space
- * **Separate dining room** , ideal for entertaining or home working
- * **Fitted kitchen** with adjoining utility room
- * **Double bedroom** with the added benefit of an **ensuite bathroom**
- * **Central hallway** providing access to all rooms
- * **Off-road parking to the rear**
- * **Rear shed** , providing useful additional storage
- * **Portal-friendly layout** , offering convenient and accessible accommodation

The property benefits from a straightforward single-level layout, with clearly defined living, dining and sleeping areas. It is comfortable, practical and easy to maintain, while its central Filey location provides convenient access to local shops, amenities and the seafront.

****A well-located ground floor property offering comfortable accommodation, private parking and useful outside storage.****







Viewings

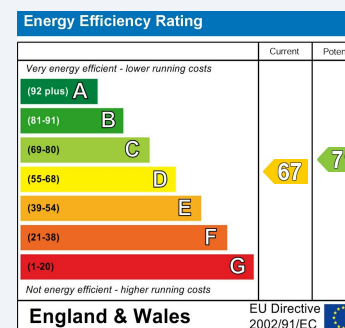
Please contact fileylettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.