










# Green Close, The Bay, Filey

- End Terraced House
- Ideal Holiday Let / Second Home
- EPC Grade: C
- Two Bedrooms
- Open Plan Living
- Close To Local Amenities

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## Guide Price £125,000

# Green Close, The Bay, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this attractive two-bedroom coastal retreat, situated on Green Close within The Bay, Filey. Offering stylish and low-maintenance accommodation in an enviable seaside location, the property is ideally suited as a personal getaway or an investment purchase.

The ground floor opens into a welcoming entrance hallway with a convenient WC, leading through to a light and spacious open-plan kitchen, dining and living area. Designed for both relaxation and entertaining, the space benefits from French doors opening directly outside, creating a wonderful connection between indoor and outdoor living during the warmer months.

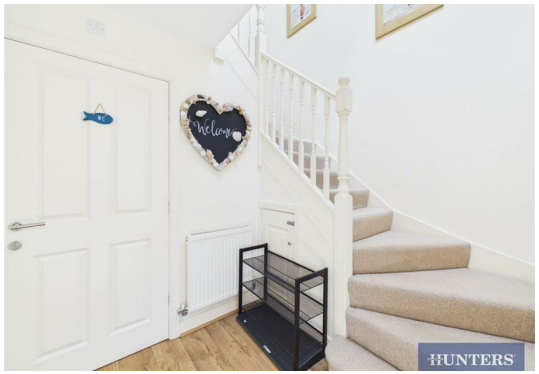
To the first floor are two well-proportioned bedrooms, providing comfortable accommodation for family and guests, alongside a modern family bathroom. An additional storage room offers practical space for luggage, equipment, or household essentials.

The Bay is renowned for its attractive surroundings and excellent on-site amenities, while Filey's award-winning beach and stunning Yorkshire coastline are just a short distance away, making it an ideal base from which to enjoy the area.

Whether you're seeking a coastal escape for your own enjoyment or a property with excellent letting potential, this well-presented home represents an excellent opportunity in one of Filey's most sought-after seaside developments.

We have been advised that the property is leasehold, with approximately 980 years remaining on the lease. The current annual service charge is £6,327.24 (£536.21 per month), which includes the amenity licence, service charge and sinking fund. There is also an annual ground rent of £107.28.
We have been advised that from March 2027, the annual service charge will reduce to £5,277.96 (£448.26 per month), with the annual ground rent reducing to £101.16.

This property cannot be named as your main residence and you are not able to reside here all year round.











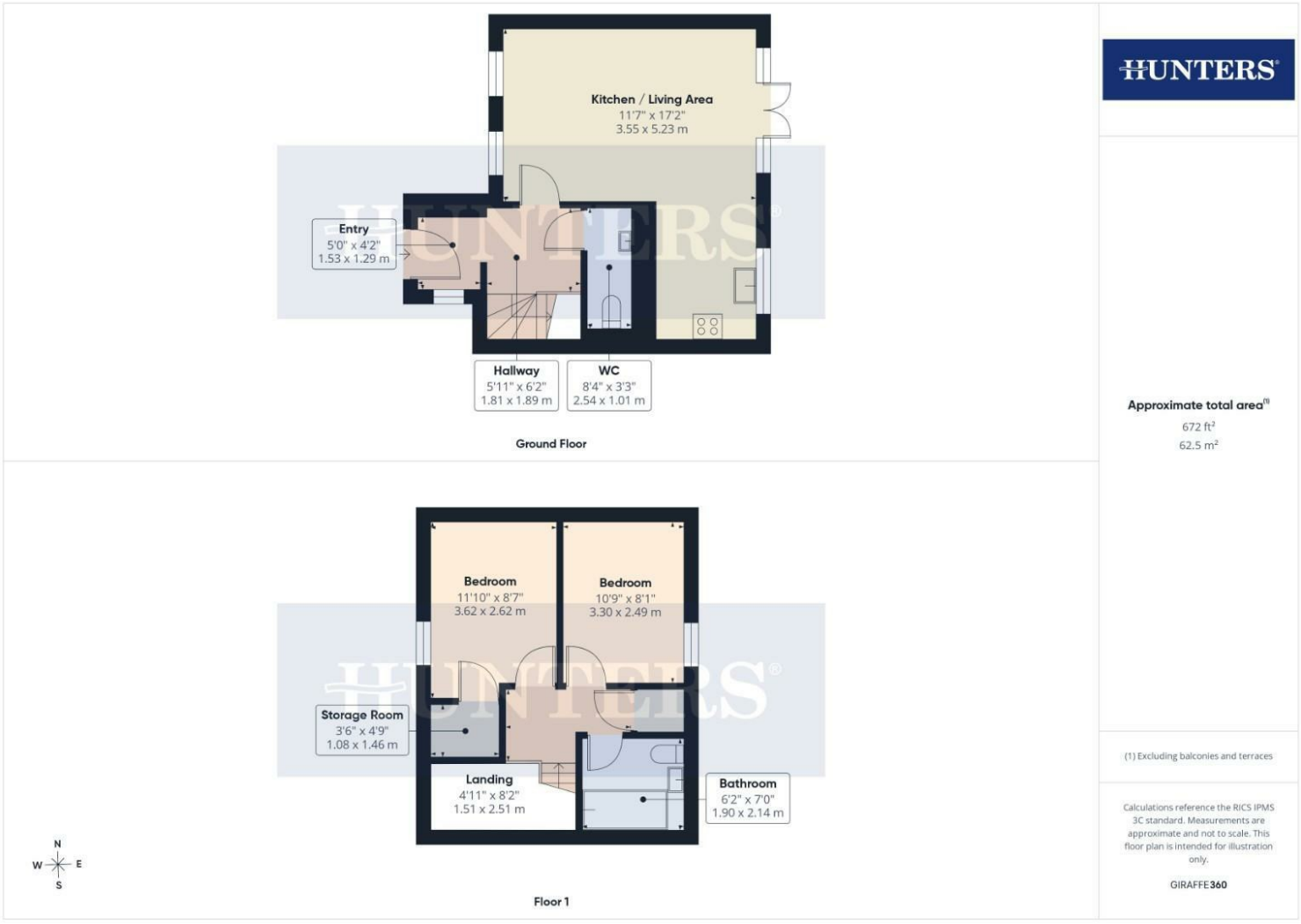


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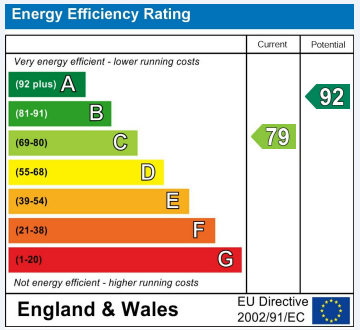

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## ENERGY PERFORMANCE CERTIFICATE

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.

**Viewings**

Please contact 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.

The Property Ombudsman

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