



## Rutland Street, , Filey, YO14 9JA

- Second Floor Flat
- Two Bedrooms
- No Onward Chain
- Ideal Investment
- Central Location
- EPC Grade - D

**Offers In The Region Of £100,000**



# Rutland Street, , Filey, YO14 9JA - Offers In The Region Of £100,000

## DESCRIPTION

This charming and convenient two bedroom second floor apartment is perfectly situated for town centre living without the hassle of an onward chain. The living room is situated at the front of the building with electric fire and the modern kitchen provides ample storage space with gas hob, electric oven and space for washing machine and undercounter fridge/freezer.

The apartment boasts two generously sized bedrooms, each offering a tranquil sanctuary for rest and relaxation. The master bedroom features a built in storage cupboard and the second bedroom, equally spacious, can serve as a guest room, home office, or versatile space to suit your lifestyle needs. Completing the accommodation is a well appointed bathroom, offering convenience and comfort for residents and guests alike.

With no onward chain, this apartment presents an excellent opportunity for a hassle free move, allowing you to settle into your new home without delays or complications. Whether you're a first time buyer, a young professional, or downsizing, this property offers the perfect blend of modern living and peace of mind.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 999

Leasehold Annual Service Charge Amount £0.00

Leasehold Ground Rent Amount; £0.00

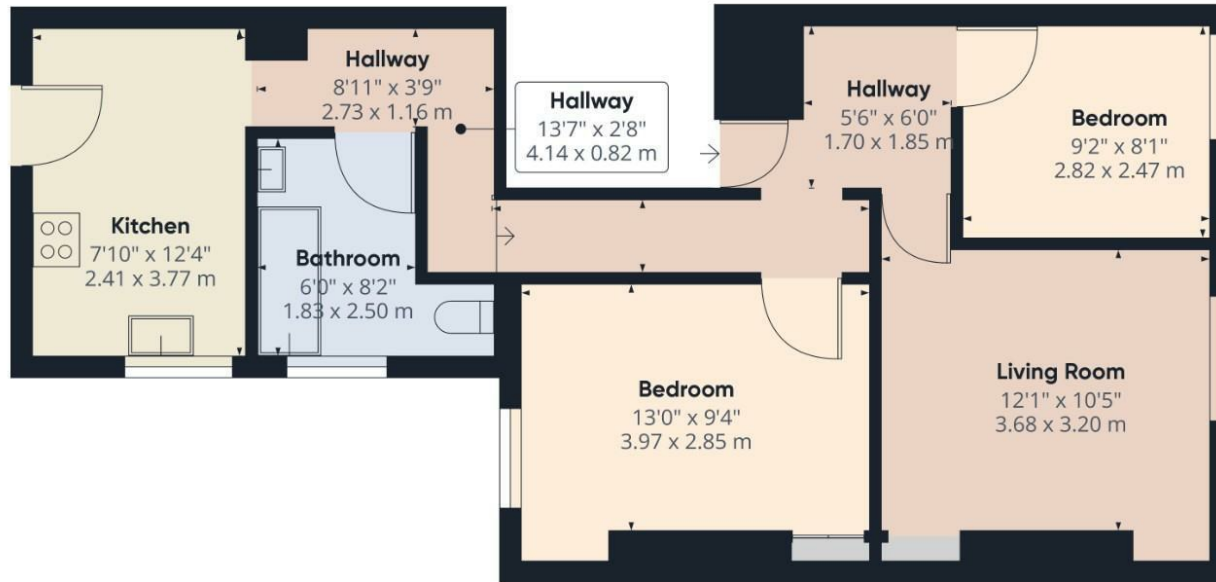
Council Tax Banding; A

\*We don't believe there are any restrictions with AST or pets, but we understand holiday lets are not permitted.





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Approximate total area<sup>(1)</sup>  
635.25 ft<sup>2</sup>  
59.02 m<sup>2</sup>

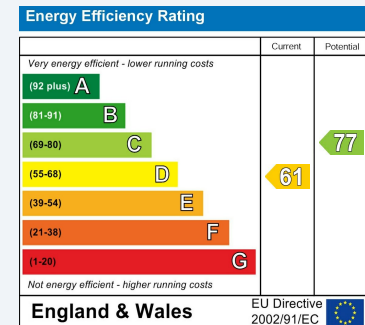
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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](mailto: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.



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