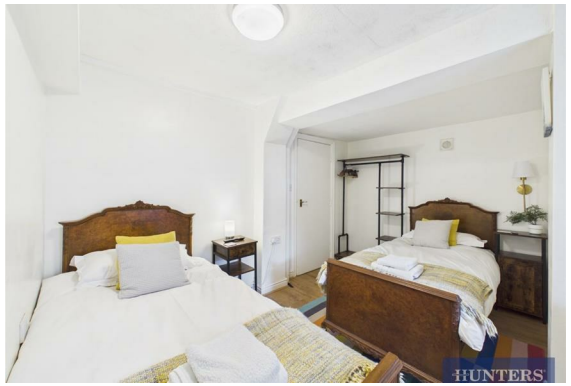


# Hope Street, Filey, YO14 9DJ

- Ground Floor Flat
- Spacious Open Plan Kitchen And Living Area
- EPC Grade: C
- Two Double Bedrooms
- Three-Piece Bathroom Suite

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## Guide Price £130,000

# Hope Street, Filey, YO14 9DJ

## DESCRIPTION

Hunters are pleased to bring to the market this well-proportioned two-bedroom ground floor flat, conveniently situated on Hope Street in Filey. The property has been further enhanced by the current owners with the recent installation of new Amtico flooring throughout and a new combi boiler, offering additional comfort and modern appeal.

The property benefits from its own ground floor entrance, opening into a practical entrance area before leading through to the impressive open-plan kitchen and living space. This generous room provides plenty of space for both comfortable seating and dining, while the fitted kitchen offers a practical arrangement of units and worktop space. The open-plan layout creates a sociable and versatile main living area, complemented by the recently installed Amtico flooring.

A central hallway provides access to the remainder of the accommodation, including two well-proportioned bedrooms. The principal bedroom offers plenty of space for bedroom furniture, while the second bedroom is also a good-sized room, making it suitable for guests, children or use as a home office. Completing the accommodation is a bathroom fitted with a three-piece suite.

The property is currently utilised as a successful holiday let by the current owners, making it an appealing option for those looking for a coastal investment or holiday home, while also offering the flexibility to be enjoyed as a permanent residence, subject to any relevant permissions or restrictions.

On-street parking is available in the surrounding area.

Offering spacious single-level accommodation, recent improvements including new Amtico flooring and a newly fitted combi boiler, and a convenient coastal location, this two-bedroom ground floor flat could make an excellent first-time purchase, investment opportunity, holiday home or coastal retreat and is well worth viewing.

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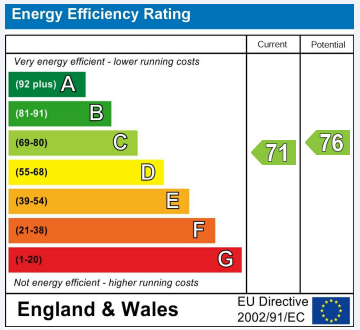
## ENERGY PERFORMANCE CERTIFICATE

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

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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