



## West Avenue, Filey, North Yorkshire, YO14 9AU

- Ground Floor Apartment
- Garage
- Central Location
- Two Bedrooms
- No Onward Chain
- EPC - D

**Guide Price £160,000**





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## DESCRIPTION

Hunters are delighted to bring to the market this well presented two-bedroom ground floor apartment located on the highly sought-after West Avenue in Filey, offering spacious accommodation together with gated parking, a garage and additional outbuildings for storage.

This charming apartment comprises a fitted kitchen complete with a range of integrated appliances including a washing machine, fridge, oven, hob and dishwasher, creating a practical and modern space for everyday living. There is also a separate lounge featuring an attractive fireplace, providing a warm and welcoming atmosphere ideal for relaxing and entertaining.

The property further benefits from two well-proportioned bedrooms and a bathroom suite, all presented to a good standard throughout.

Externally, the apartment enjoys the rare advantage of gated access leading to off-road parking, together with a garage and useful outbuilding offering excellent additional storage space. The property also benefits from a front garden and a private entrance to the rear, adding further convenience and outdoor space to enjoy.

We have been advised the apartment is freehold with a Deed of Covenant in place, providing buyers with added reassurance. Please note holiday lets are not permitted, making this an ideal purchase for those seeking a permanent residence, second home or long-term investment.

Situated within close proximity to Filey's town centre, beach, local amenities and transport links, this fantastic apartment offers coastal living within one of the area's most desirable locations.

Viewing is highly recommended to fully appreciate all this property has to offer.



### HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.







### Viewings

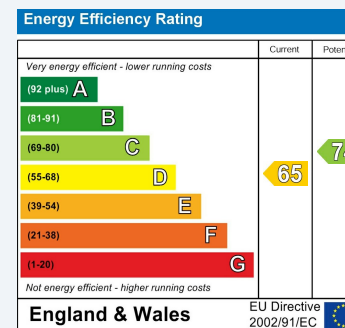
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.