



30 Rutland Street, Filey, YO14 9JB

- Lower Ground Floor Apartment
- Private Entrance
- No Onward Chain
- Dining Kitchen
- Two Bedrooms
- Off Road Parking
- Modern Interior
- EPC Grade E

Guide Price £130,000



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DESCRIPTION

This contemporary lower ground floor apartment offers a perfect blend of style, comfort, and convenience. Accessible through its private entrance at the rear of the building, where you will also find a convenient off-road parking space, this residence exudes a sense of exclusivity from the moment you arrive. The location of the property is convenient for accessing a range of local amenities and benefits from excellent transport links.

Upon entering, you are greeted by a spacious dining kitchen comprising an electric oven and hob, with space for a dishwasher. The living room is a generously sized area featuring an electric fire and a useful storage cupboard.

The principal bedroom serves as a peaceful retreat from the bustle of daily life, while the second bedroom is ideal for use as a guest room or home office.

Completing the apartment is a sleek and modern bathroom, featuring contemporary fixtures including a walk-in shower cubicle, low-level WC and wash hand basin. Designed with both style and practicality in mind, this bathroom provides a rejuvenating oasis for residents to unwind and refresh.

To the rear of the property is a garden, offering a pleasant area for entertaining guests or enjoying a morning coffee. There is also parking to the rear, providing a convenient off-road parking space.

Tenure Type; Leasehold

Leasehold Years remaining on lease; Approx. 979

Leasehold Annual Service Charge Amount; Approx. £500.00

Leasehold Ground Rent Amount; Approx. £150.00

We don't believe there are any restrictions relating to pets, holiday lets or AST.





