Rutland Street, Filey, YO14 9JB

- Ground Floor Flat
- No Onward Chain
- Courtyard
- One Bedroom
- Off Road Parking
- EPC Grade - D

HUNTERS®
HERE TO GET *you* THERE

Offers Over £130,000

Rutland Street, Filey, YO14 9JB

DESCRIPTION

Hunters are pleased to bring to the market this well-preseted one bedroom ground floor flat, situated in the centre of Filey town. This property provides easy access to the town's array of shops, restaurants, and attractions. With no onward chain and prime location, this flat presents an exceptional opportunity for those seeking a perfect bolthole or a delightful home to live in all year round in this idyllic coastal destination.

As you enter the property, you are welcomed by a spacious hallway which provides access to a light and airy living room with feature fireplace, a generously proportioned double bedroom, modern shower room and an inviting open plan kitchen/diner that provides access to the rear courtyard. The kitchen boasts a stainless steel sink and drainer, plumbing for a washing machine, space for an undercounter fridge and a freestanding oven with hob.

The property also benefits from a private rear courtyard, perfect for outdoor dining or relaxing in the sun. The courtyard provides gated access to an allocated car parking space at the rear.

We have been advsied the property is leasehold with approximately 165 years remaining on the lease and an annual service charge of around £250. The property cannot be used as a holiday let and we understand that pets are not permitted by the management company.

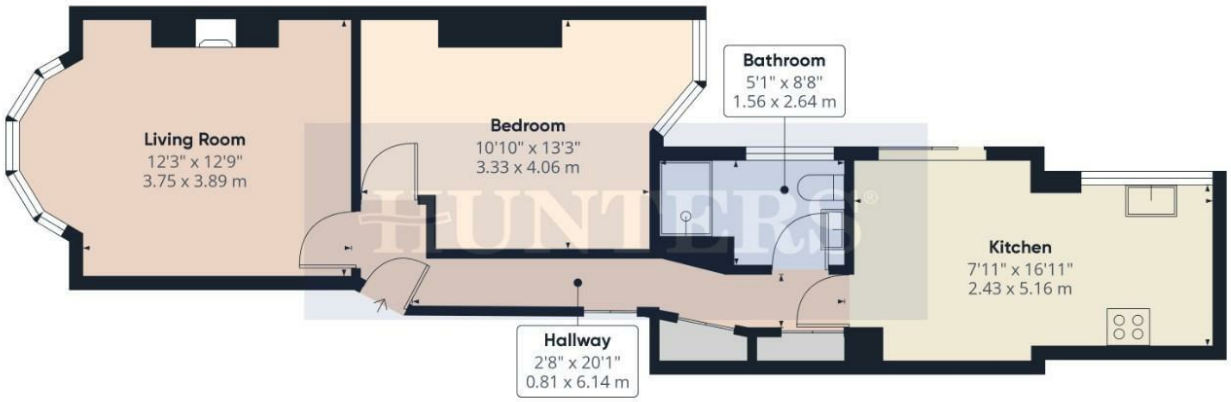
In summary, this spacious one bedroom ground floor flat seamlessly combines modern living with the convenience of off road parking and a central location. Call us now to avoid missing out!

HUNTERS

HUNTERS

HUNTERS

HUNTERS



HUNTERS

Approximate total area(1)
587.07 ft²
54.54 m²

(1) Excluding balconies and terraces

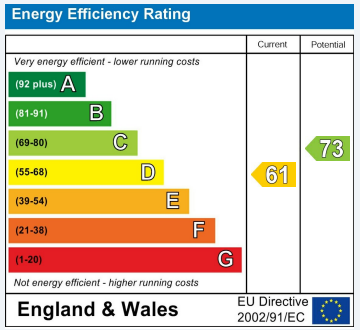
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

HUNTERS®
HERE TO GET *you* THERE