

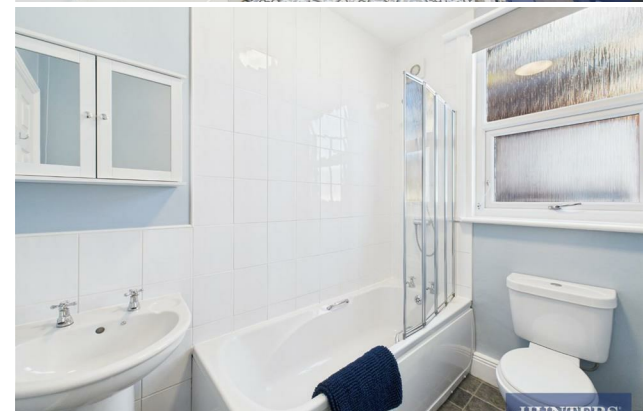


Rutland Street, Filey

- First Floor Flat
- Outdoor Terrace
- Beautifully Presented

- Two Bedrooms
- Central Location
- EPC Grade - C

Asking Price £150,000



Tenure: Freehold

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Rutland Street, Filey

DESCRIPTION

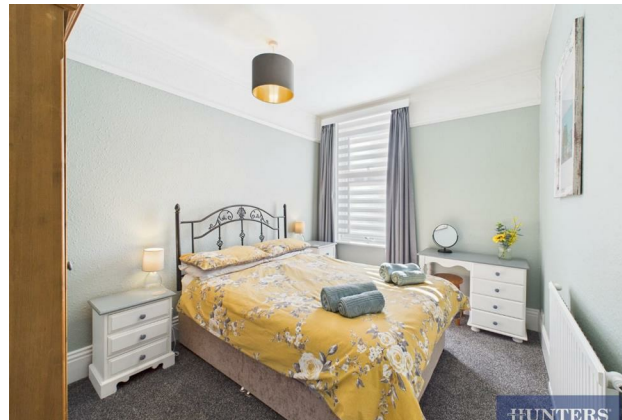
Situated in the very centre of the ever-popular seaside town of Filey, this well-presented two bedroom first floor flat offers a superb opportunity for a range of buyers. Whether you're seeking your first home, a smart investment, or a peaceful second home by the sea, this property combines charm, convenience, and coastal living.

The flat is freehold, with a Deed of Covenant currently being drawn up, offering long-term flexibility and peace of mind. One of its standout features is the delightful outdoor seating area, perfect for relaxing in the sun or enjoying alfresco dining.

Inside, the property is bright and welcoming throughout. It comprises two double bedrooms, one of which benefits from fitted wardrobes, and a light and airy living room with a beautiful bay window and feature fireplace, adding character and warmth. To the rear of the flat, you'll find a modern kitchen with a range of wall and base units, as well as a well-appointed bathroom.

Located just moments from Filey's stunning beach, independent shops, and transport links, this charming home is perfectly placed to enjoy all the delights of coastal living.

Viewing is highly recommended to appreciate the quality, space, and location this flat has to offer.

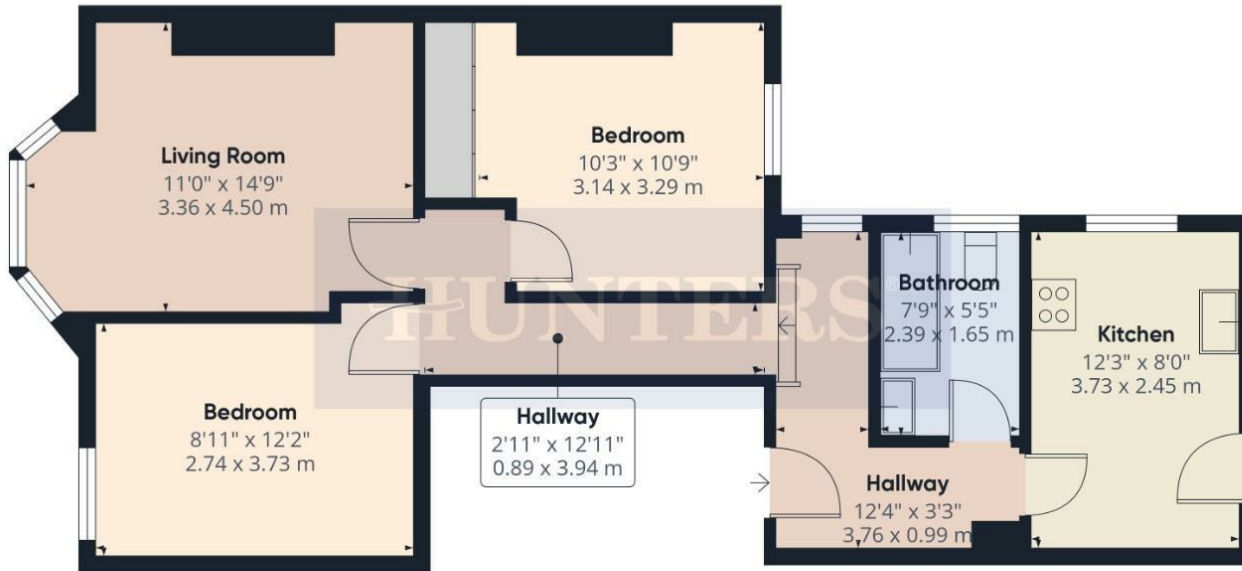


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Council Tax: A

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.



Approximate total area⁽¹⁾
620.76 ft²
57.67 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 Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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