

## John Street, Filey, YO14 9DQ

- Maisonette
- Central Location
- Fully Furnished Holiday Let
- One Bedroom
- No Onward Chain
- EPC- C

**Asking Price £130,000**



# John Street, Filey, YO14 9DQ

## DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented one-bedroom maisonette, currently operating as a successful holiday let and offering an excellent opportunity for those seeking a ready-made investment.

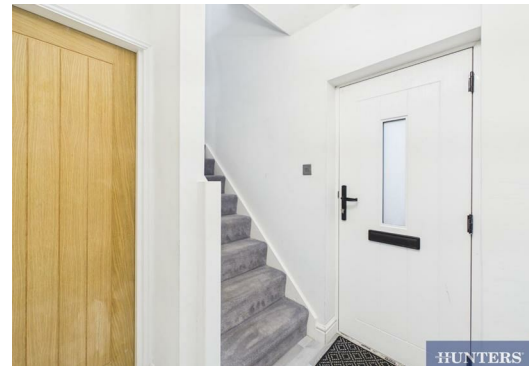
Situated on John Street, in the heart of Filey's town centre, the property enjoys a convenient position within easy reach of the beach, seafront, local shops, cafés, restaurants and transport links, making it an ideal base for visitors and residents alike.

The accommodation is arranged over two floors and briefly comprises an entrance hallway on the ground floor, providing access to a modern shower room fitted with a walk-in shower cubicle, wash hand basin and WC. There is also useful under-stair space where plumbing could be added for a washing machine if desired.

Stairs rise to the first floor, where the property opens into a bright and contemporary living space. The open-plan kitchen, dining and living area has been thoughtfully designed to maximise both comfort and functionality. The modern kitchen is fitted with an integrated oven and hob, extractor fan and an American-style fridge freezer, whilst a breakfast bar provides seating for up to three people, creating an ideal space for dining and socialising.

To the opposite side of the room, the living area enjoys an abundance of natural light through pivot Velux windows, complete with blackout blinds, creating a comfortable space to relax. The first floor also benefits from a well-proportioned double bedroom with built-in storage.

The property was newly constructed approximately one year ago, with the current owner advising that all relevant planning permissions and approvals were obtained during the build. Offered for sale fully furnished and as a going concern, it provides the opportunity for a purchaser to continue operating the established holiday let business immediately if desired. Early viewing is highly recommended.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

527 ft<sup>2</sup>  
49.1 m<sup>2</sup>

Reduced headroom

39 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

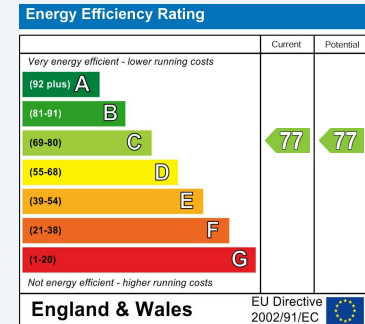
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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](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.