



Rutland Street, Filey, YO14 9JB

- Ground Floor Flat
- Off Road Parking Space
- Central Location
- EPC Grade: E
- One Bedroom
- Garden
- Immaculately Presented

Offers In Excess Of £150,000



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DESCRIPTION

Hunters are pleased to bring to the market this immaculate one bedroom ground floor flat, situated in the centre of Filey town. This property stands as a testament to modern elegance and provides easy access to the town's array of shops, restaurants, and attractions. With its stunning interior and prime location, this flat presents an exceptional opportunity for those seeking a perfect holiday home, potential lucrative holiday let or a stunning home to live in all year round in this idyllic coastal destination.

As you step through the inviting entrance, you're greeted by a seamless blend of contemporary aesthetics and functional living spaces. With a private rear entrance and understairs storage cupboard, this property boasts a light and airy living room with log burner, a spacious and modern kitchen/diner which offers a built-in oven and grill, hob and space for a washing machine and fridge/freezer. This property boasts a good sized double bedroom with bay window and a new modern shower room. There are also privately owned low maintenance gardens to the front and rear with the courtyard at the back offering a shed with lighting for additional storage space. There is also the benefit of a private off road parking space to the rear providing convenience and ease as you come and go.

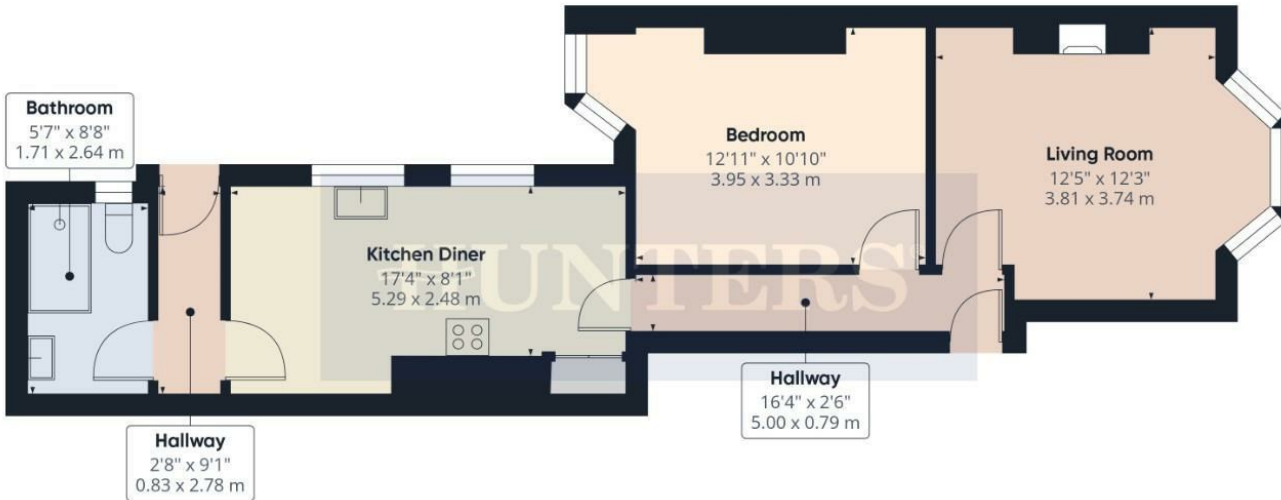
The property benefits from UPVC double glazing and modern HYCO electric radiators throughout.

The property is leasehold with the benefit of a 1/3 share of the freehold. There is 180 years remaining on the lease and an annual service charge of £1,200. There are no restrictions with pets, AST or holiday lets.

In summary, this stunning one bedroom ground floor flat seamlessly combines modern living with timeless charm. Call us now to avoid missing out!







Approximate total area⁽¹⁾
580 ft²
54 m²

(1) Excluding balconies and terraces

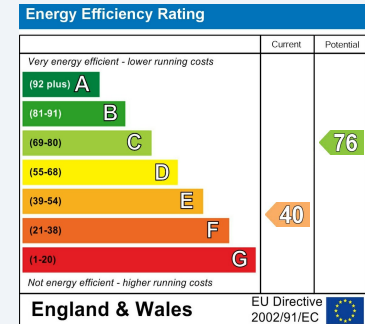
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.