

## 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.

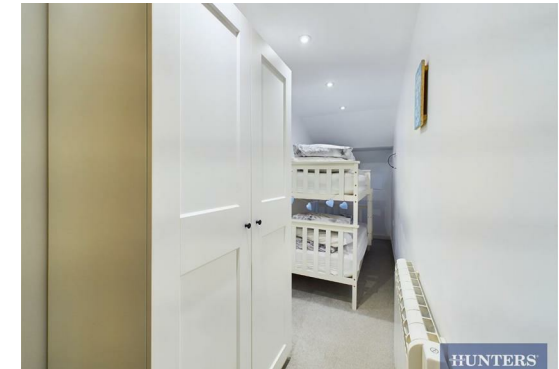
Tenure Type; Leasehold

Leasehold Years remaining on lease; Approx. 979

Leasehold Annual Service Charge Amount; Approx. £500.00

Leasehold Ground Rent Amount; Approx. £150.00

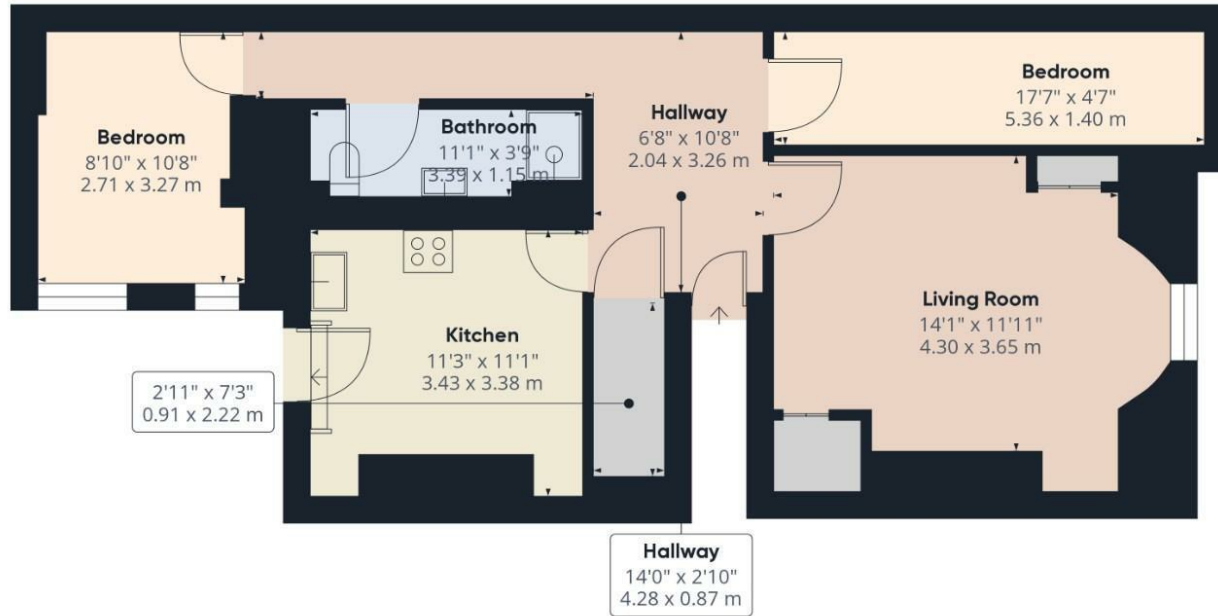
\*We don't believe there are any restrictions relating to pets, holiday lets or AST.\*







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Approximate total area<sup>(1)</sup>  
653.19 ft<sup>2</sup>  
60.68 m<sup>2</sup>

(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.

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### Viewings

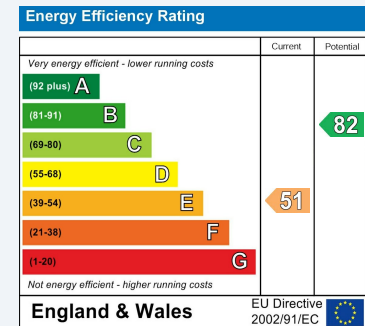
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.