



Rutland Street, Filey, YO14 9JA

- Second Floor Flat
- No Onward Chain
- Central Location
- Two Bedrooms
- Ideal Investment
- EPC Grade - D

Asking Price £75,000



Rutland Street, Filey, YO14 9JA

DESCRIPTION

This well-proportioned two-bedroom second-floor apartment offers spacious and practical accommodation in a convenient location, ideally positioned for easy access to the town centre. Offered to the market with no onward chain, the property would make an excellent choice for first-time buyers, those looking to downsize or buyers seeking a conveniently located home.

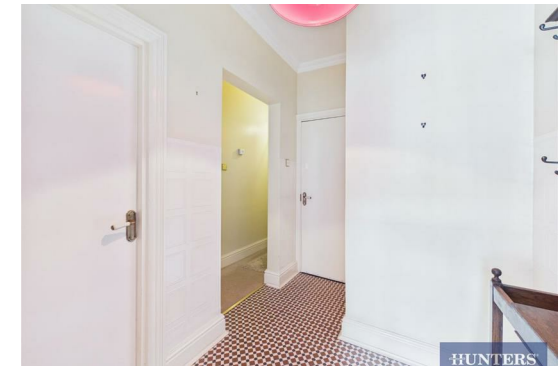
The accommodation extends to approximately 635 sq. ft. and includes a generously sized living room positioned to the front of the building, providing plenty of space for both relaxing and entertaining, with an electric fire creating a central focal point.

The separate kitchen offers a good range of storage and worktop space, along with a gas hob, electric oven and space for a washing machine and under-counter fridge/freezer.

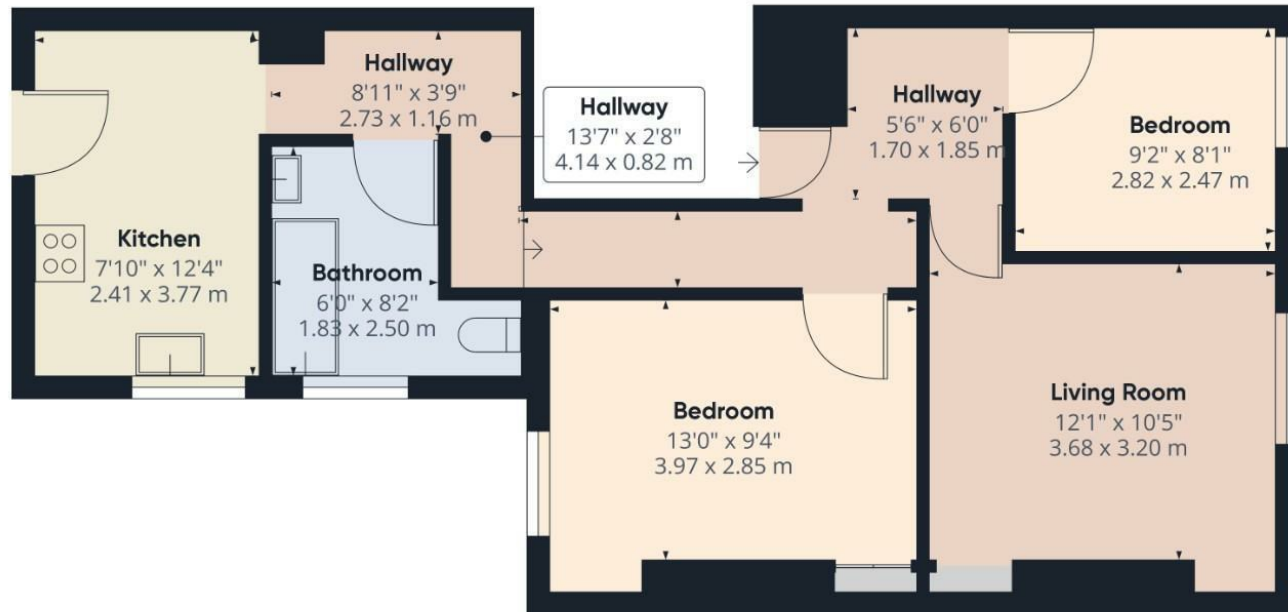
There are two bedrooms, including a spacious principal bedroom with useful built-in storage. The second bedroom provides flexibility for use as a guest bedroom, home office or additional living space depending on the needs of the new owner.

Completing the accommodation is a well-proportioned bathroom and hallway providing access between the principal rooms.

With its generous internal space, versatile second bedroom and convenient position close to the town centre, this apartment offers plenty of potential for a range of buyers. With no onward chain, the property is ready for its next owner to make it their own.







Approximate total area⁽¹⁾
635.25 ft²
59.02 m²

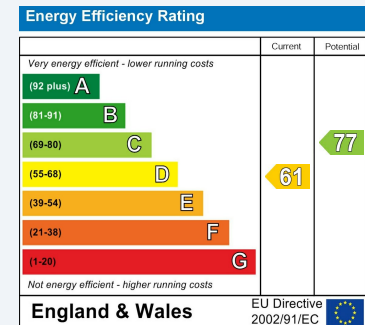
(1) Excluding balconies and terraces

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

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.