



## Rutland Street, Filey

- First Floor Flat
- No Onward Chain
- Central Location
- Two Bedrooms
- Fantastic First Home or Investment
- EPC Grade - D

**Asking Price £125,000**

**Tenure: Leasehold**

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# Rutland Street, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this well-presented first floor apartment, ideally situated in the heart of the popular coastal town of Filey, offering well-proportioned accommodation and excellent access to local amenities.

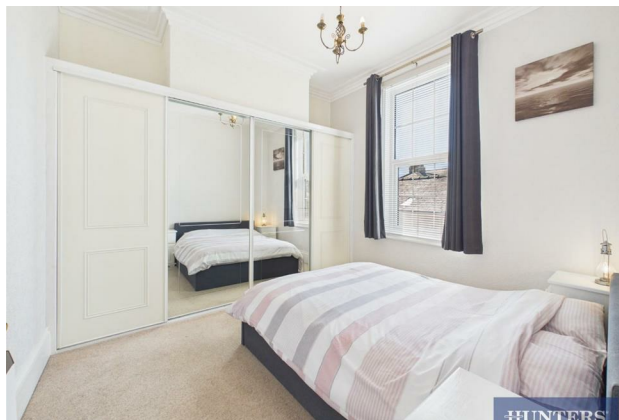
The property briefly comprises a spacious living room positioned to the front of the apartment, providing a bright and comfortable space to relax and entertain. A separate kitchen is located to the rear, offering a practical layout with ample workspace and storage. There are two bedrooms, including a generous main bedroom and a further second bedroom which could also be utilised as a guest room, home office or dressing room. A modern bathroom completes the internal accommodation, all accessed via a central hallway.

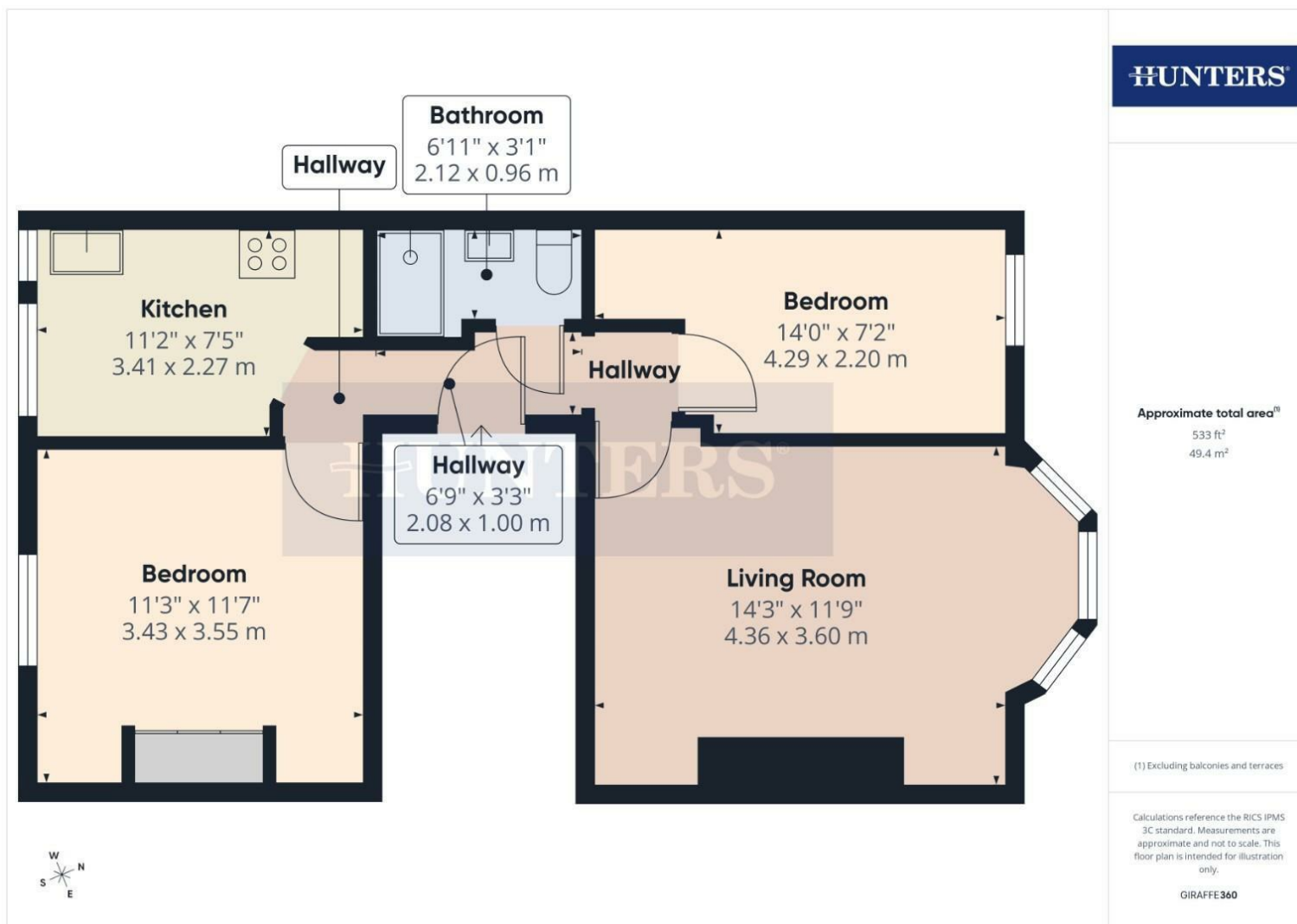
The apartment is well maintained throughout and is ready to move straight into, making it an ideal choice for a range of buyers including first-time purchasers, those seeking a holiday home by the coast, or investors looking for a buy-to-let opportunity.

Externally, there is on-street parking available on the surrounding roads, and the property benefits from its highly convenient central location. Filey's award-winning beach, a range of shops, cafés and restaurants, as well as the bus and train station, are all within easy walking distance, making it perfect for both everyday living and weekend escapes.

The property is leasehold with approximately 978 years remaining on a 999-year lease and an annual service charge of £900.

This is a fantastic opportunity to acquire a well-positioned coastal home in a sought-after location, and early viewing is highly recommended.





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.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                                 |           |                         |
|---------------------------------------------|---------|------------------------------------------------|--|-----------------------------------------------------------------|-----------|-------------------------|
|                                             | Current | Potential                                      |  | Current                                                         | Potential |                         |
| Very energy efficient - lower running costs |         |                                                |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92 plus) <b>A</b>                          |         |                                                |  | (92 plus) <b>A</b>                                              |           |                         |
| (81-91) <b>B</b>                            |         |                                                |  | (81-91) <b>B</b>                                                |           |                         |
| (69-80) <b>C</b>                            |         |                                                |  | (69-80) <b>C</b>                                                |           |                         |
| (55-68) <b>D</b>                            |         |                                                |  | (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                            |         |                                                |  | (39-54) <b>E</b>                                                |           |                         |
| (21-38) <b>F</b>                            |         |                                                |  | (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                             |         |                                                |  | (1-20) <b>G</b>                                                 |           |                         |
| Not energy efficient - higher running costs |         |                                                |  | Not environmentally friendly - higher CO <sub>2</sub> 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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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