



**Rutland Street, Filey**  
YO14 9JA

**Asking Price £400,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



6



3



3



C



# Rutland Street, Filey

## DESCRIPTION

Set in the very centre of the picturesque seaside town of Filey, this well-presented mid-terrace property offers a fantastic opportunity for those seeking a stylish investment by the sea.

The property is freehold and separated into three self-contained two bedroom apartments, and benefits from a valuable off-road parking at the rear – a rare advantage in such a central location.

Just a short walk from Filey's award-winning beach, vibrant town centre, and excellent transport links, this property is perfectly placed to enjoy all the benefits of coastal life.

Early viewing is highly recommended to appreciate everything this property has to offer.



# ROOMS

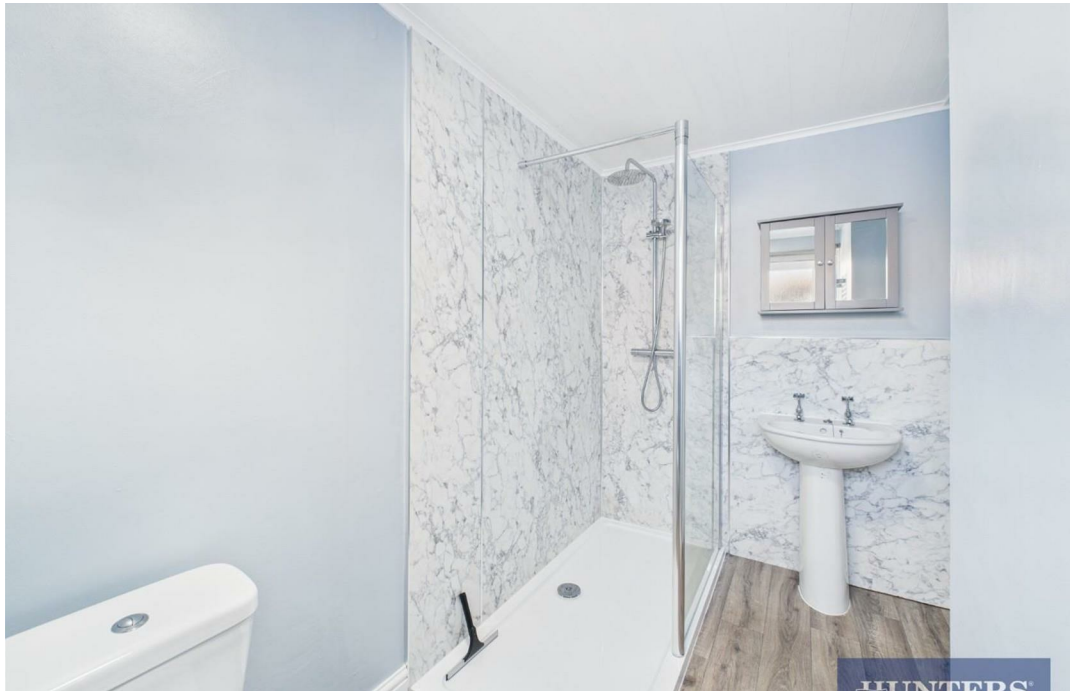
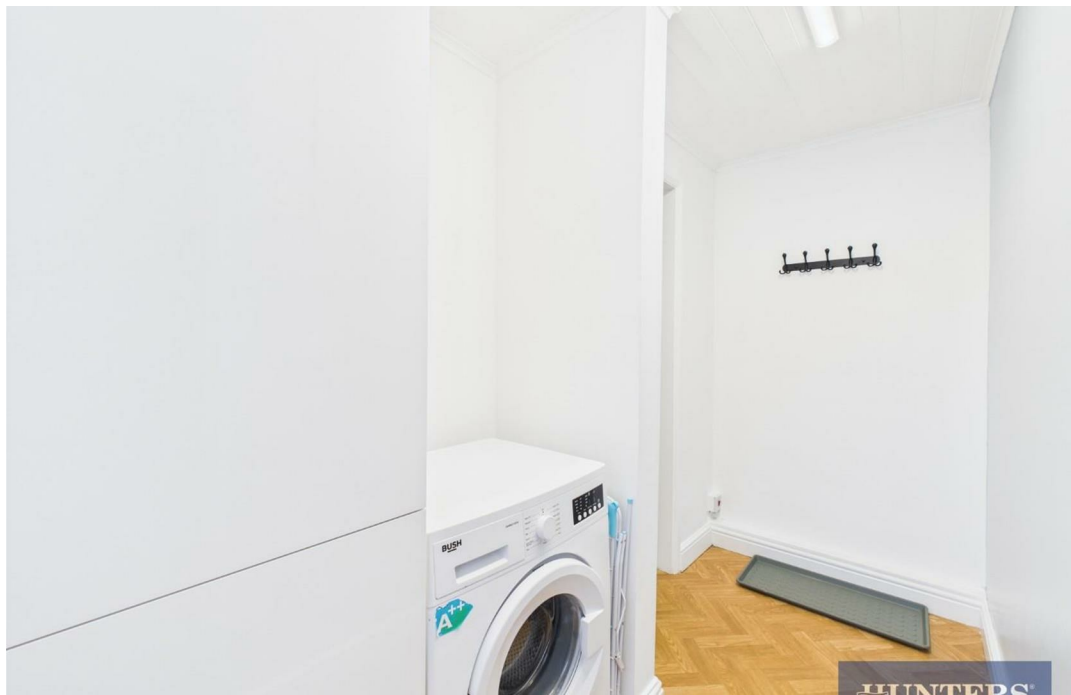
HMRC  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

Flat 1 - Ground Floor  
EPC - D (60) with potential of C (72)  
Council Tax - exempt due to small business rates (holiday let).  
Gas central heating

Flat 2 - First Floor  
EPC - C (72) with potential of C (80)  
Council Tax - exempt due to small business rates (holiday let)  
Gas central heating

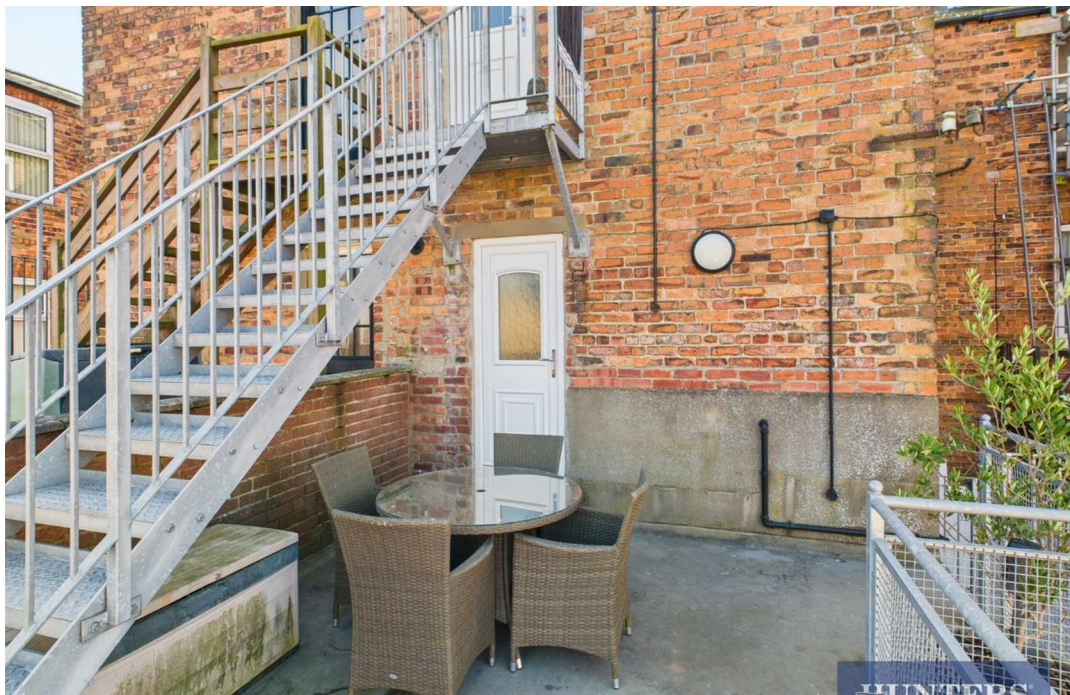
Flat 3 - Top Floor  
EPC - D (59) with potential of C (79)  
Council Tax - A  
Electric radiators (manual or Wi-Fi controlled)

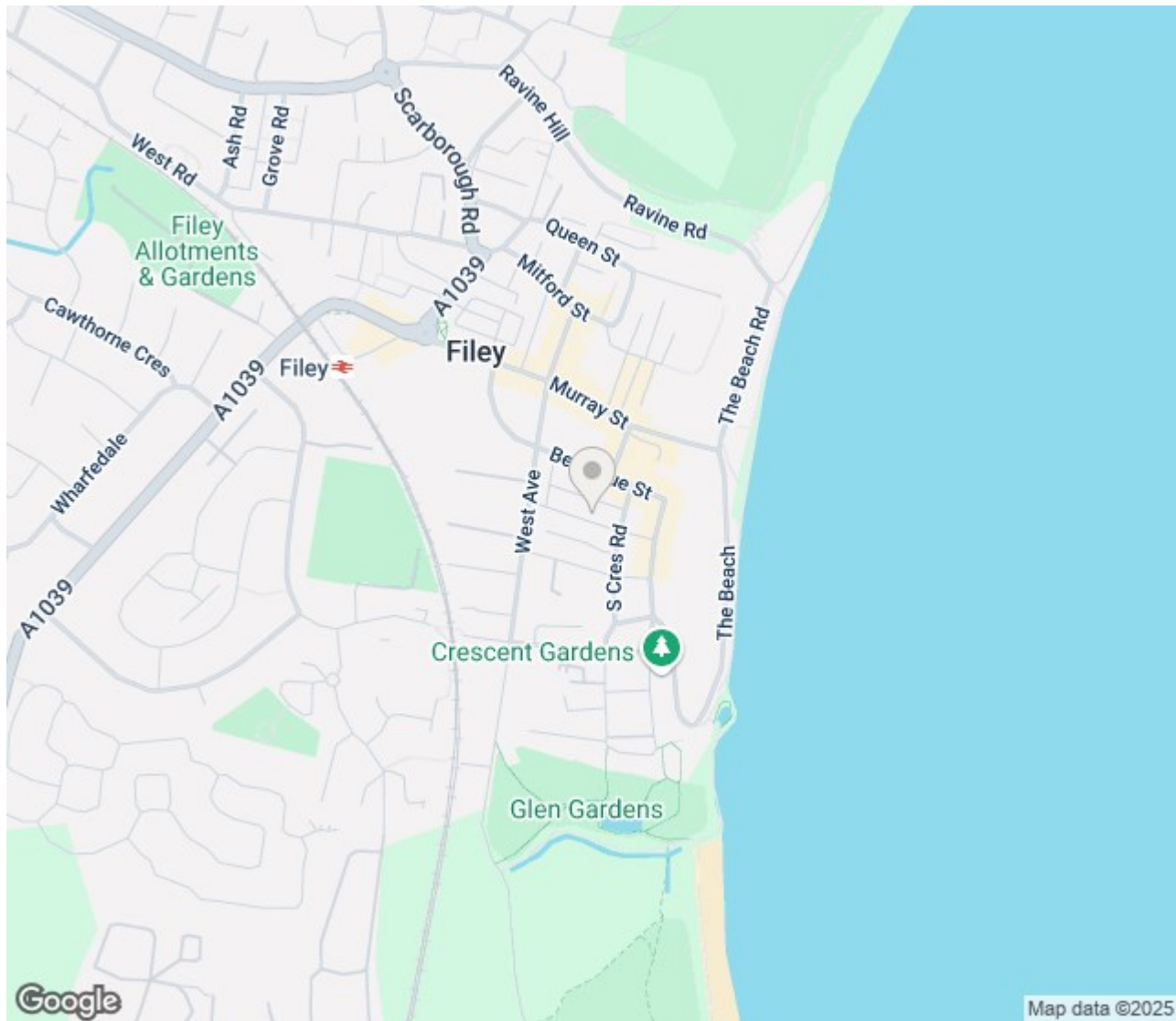












## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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