



Cliffords Terrace, Filey

- End Terrace Cottage
- Central Location
- Rear Courtyard
- Two Bedrooms
- Modern Accommodation
- EPC Grade - D

Offers In Excess Of £135,000



Tenure: Freehold

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Cliffords Terrace, Filey

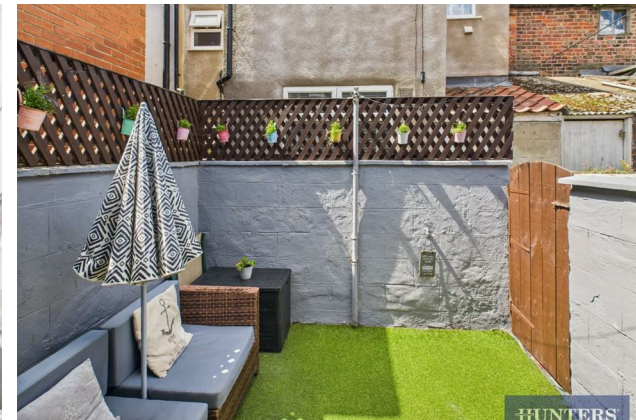
DESCRIPTION

Nestled in the highly sought-after seaside town of Filey, this delightful two-bedroom end of terrace cottage offers an exciting opportunity to enjoy coastal living with all the convenience of nearby amenities. Situated just a short stroll from the town centre, residents benefit from easy access to regular transport links, a variety of cafes, restaurants and traditional public houses, as well as essential services including a doctors surgery, dentist, veterinary practice, and a supermarket.

The cottage itself is brimming with character and benefits from gas central heating throughout. The inviting living room flows seamlessly into a spacious kitchen/dining room, featuring a stylish range of modern wall and base units. From here, there is access to a contemporary shower room and a private, enclosed rear courtyard garden – perfect for relaxing or alfresco dining.

Upstairs, a staircase from the kitchen/diner leads to two generously sized double bedrooms, providing comfortable accommodation for a variety of buyers.

With the beach and scenic coastal walks just moments away, this lovely home would make an ideal first-time buy, holiday retreat or investment opportunity. Internal viewing is highly recommended to fully appreciate all this coastal gem has to offer - call Hunters now to book your appointment!





Ground Floor



Landing

Floor 1

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Approximate total area¹⁾

474 ft²

44 m²

Reduced headroom

4 ft²

0,4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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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