



HUNTERS®



Melville Terrace, Filey, YO14 9JT

- Ground Floor Apartment
- Beautifully Presented
- Large Basement
- Perfect Investment/First Time Buy
- One Bedroom
- Courtyard
- Central Location
- EPC Grade: E

Asking Price £100,000

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HERE TO GET *you* THERE

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DESCRIPTION

Positioned in the very heart of the ever-popular seaside town of Filey, this charming one-bedroom ground floor apartment offers the perfect blend of coastal living, character and convenience. Just moments from Filey's excellent range of amenities — including shops, cafés, restaurants, doctors and dentists — the property also enjoys close proximity to the town's much-loved Glen Gardens, Crescent Gardens and the sweeping sandy beach, all of which are only a short, leisurely stroll away.

Offered for sale as freehold, the apartment is well-proportioned and thoughtfully arranged throughout. The spacious living room sits to the front of the property and is bathed in natural light via an attractive bay window, creating a bright and welcoming space in which to relax. In addition, there is a very useful and cosy secondary seating area — a perfect little nook for nestling down with a good book and enjoying a moment of quiet retreat. The modern kitchen is stylishly fitted and well equipped with a range of integrated appliances, including a dishwasher, fridge, oven and hob, along with a Moon washing machine, making it both practical and contemporary. The accommodation is completed by a good-sized double bedroom and a modern family bathroom finished to a pleasing standard.

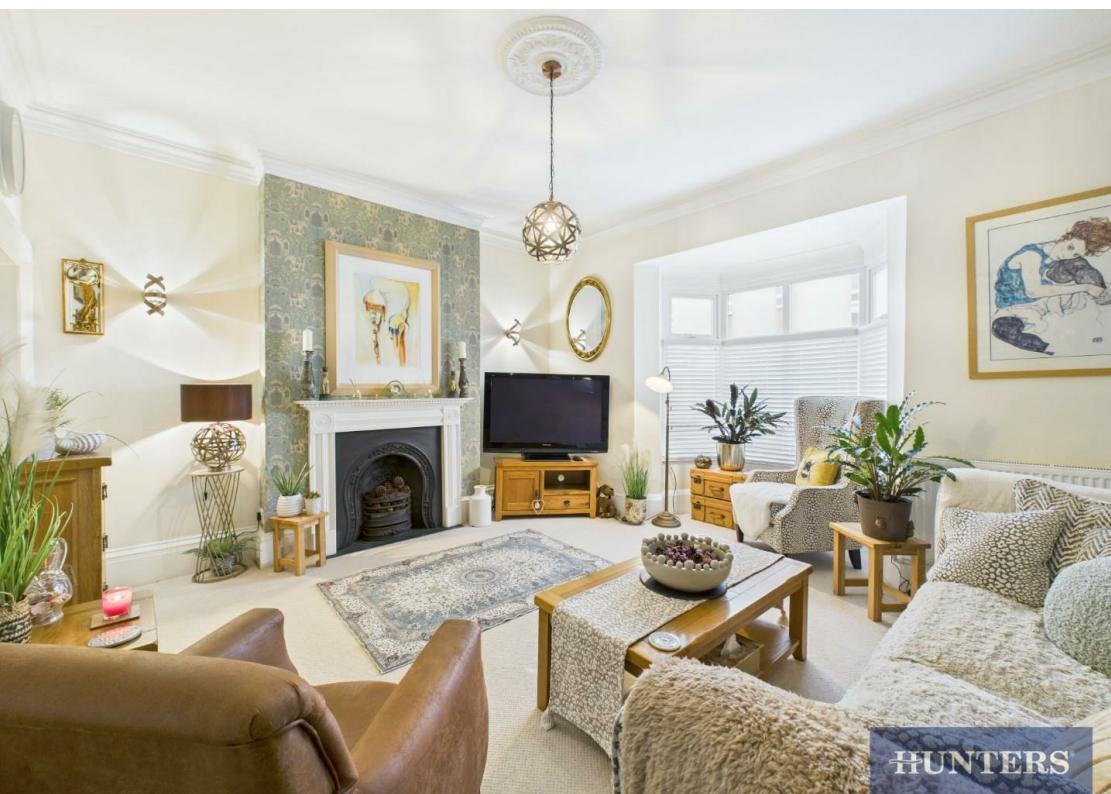
To the rear of the property lies a truly delightful and rather unique courtyard, which benefits from private access directly into the apartment. This enclosed outdoor space provides a peaceful and sheltered seating area, ideal for alfresco dining or entertaining, and is further enhanced by an eye-catching mural that adds both charm and individuality — a rare feature that truly sets the property apart.

A particularly noteworthy feature is the large basement, offering excellent additional space. Complete with lighting and water, this versatile area would be ideal as a hobby room, workshop or simply for secure storage — a valuable asset rarely found with properties of this nature.

Although the apartment does not have off-road parking, convenient on-street parking is readily available nearby. The current owner has invested significantly in the property since purchasing, including the installation of high-quality oak fire doors throughout, enhancing both safety and finish. Additionally, there is the option to purchase the apartment fully furnished, subject to separate negotiation, presenting an appealing turnkey opportunity.

Altogether, this is a beautifully presented and characterful coastal apartment in a prime central location, perfectly suited as a permanent residence, holiday home or investment, and one that must be viewed to be fully appreciated.







Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

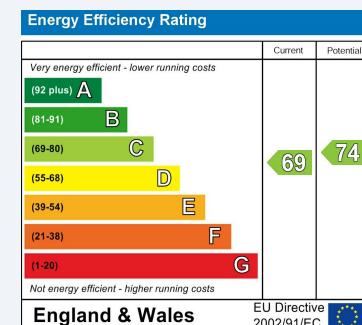
Valuations

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

HUNTERS®

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.