

Queen Street, Filey

- Top Floor Flat
- No Onward Chain
- Utility Room
- Council Tax Band: B
- Three Bedrooms
- Double Glazed Windows
- Open Plan Living Space
- Close To The Beach
- Gas Central Heating
- EPC: D

Offers Over £115,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Queen Street, Filey

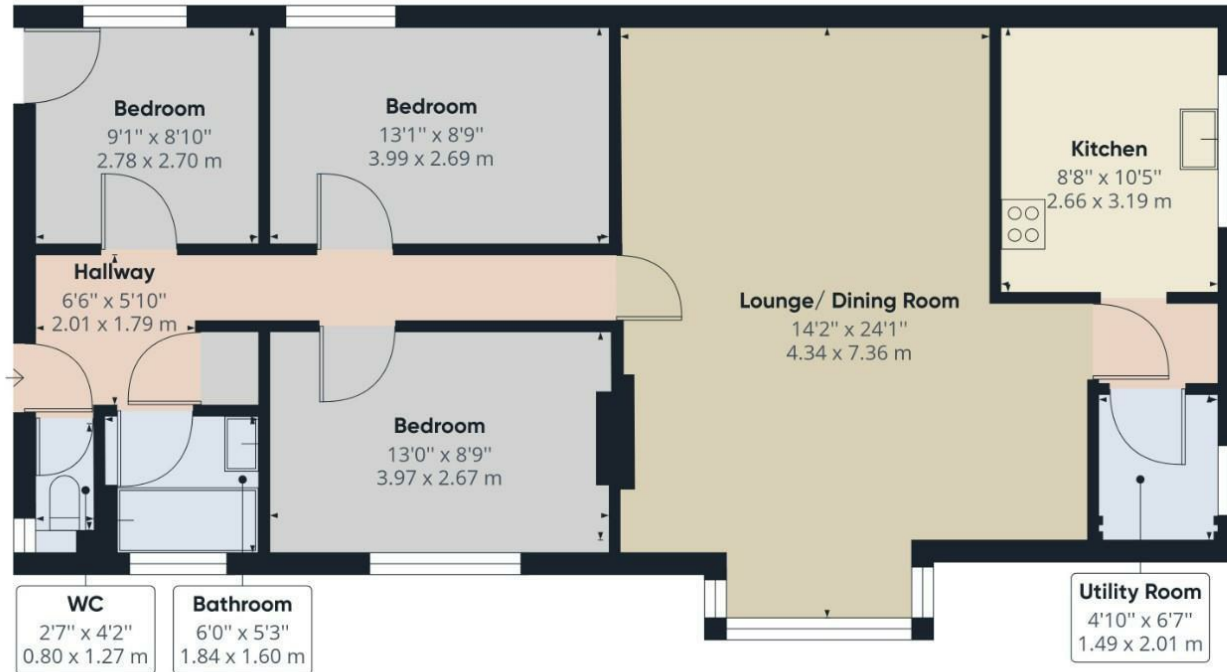
DESCRIPTION

Hunters are pleased to bring to the market this three bedroom top floor flat located close to Filey's town centre offering a variety of amenities whilst also only being a short walk away to the beach!

The property comprises of three well proportioned bedrooms, filled with natural light and plenty of space for furniture and storage. There is a family three-piece bathroom suite with the bonus of a shower over the bath and a separate WC. The property has a bright and spacious open plan living and dining area, which is perfect for entertaining and relaxing after a long day. The kitchen includes wall and base units with plenty of cupboard space for all kitchen appliances, as well as an integrated oven and hob with extractor fan above and a stainless steel sink and drainer, benefiting from splash back tiles on the walls. There is a good sized utility room which provides additional storage for the washing machine and everyday items.

We are informed the property is leasehold with approximately 98 years remaining on the lease, and they pay around £160 per year for ground rent and maintenance included. The managing agent for this property is Beyond Housing. The vendor is not aware of any restrictions relating to pets and AST.





Approximate total area⁽¹⁾
950.47 ft²
88.30 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.

Energy Efficiency Rating	Current	Potential	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	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.

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