

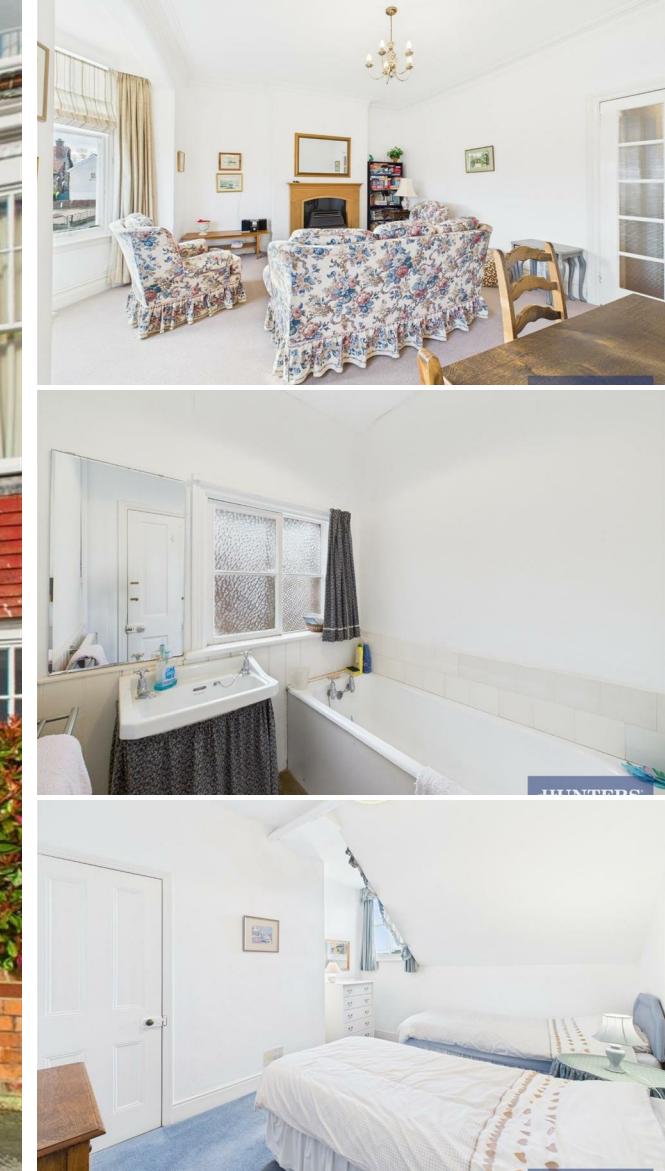


Brooklands, Filey

- First Floor Maisonette
- No Onward Chain
- Communal Outdoor Space

Guide Price £160,000

- Three Bedrooms
- Central Location
- EPC Grade: D



Tenure: Freehold

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Brooklands, Filey

DESCRIPTION

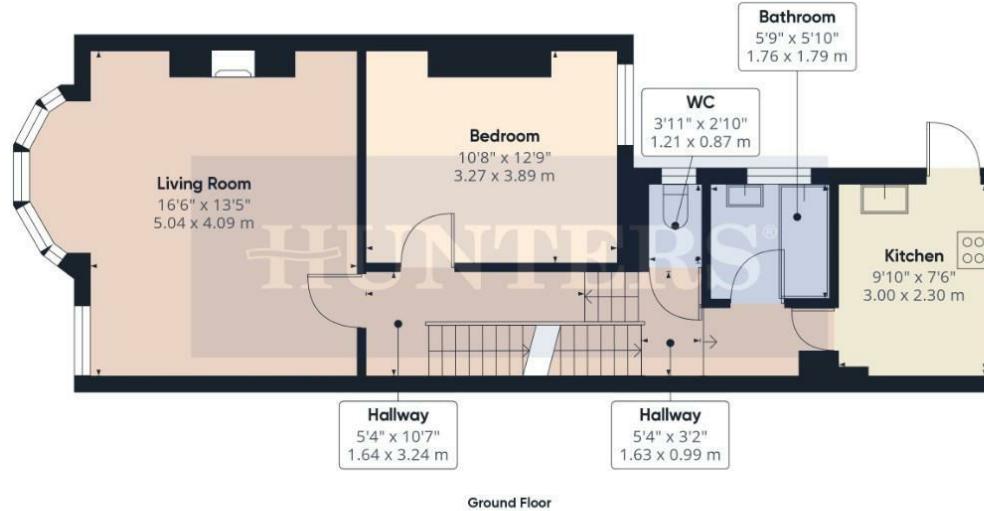
Nestled in the heart of the picturesque seaside town of Filey, this spacious three-bedroom first-floor maisonette offers a wonderful blend of coastal charm and convenience. Ideally located just a short stroll from Filey's award-winning beach, this property benefits from easy access to an array of local amenities, including cafés, shops, doctors, and dentists alongside regular transport links.

The first floor features a light and airy living room with a delightful bow window, allowing natural light to flood the space. A well-appointed kitchen, a double bedroom, a bathroom, and a separate WC complete this level. Upstairs, the second floor offers two further generously sized double bedrooms, making this home perfect for an investment or those seeking a spacious coastal retreat.

Freehold and well-positioned, this maisonette presents a fantastic opportunity to enjoy seaside living with everything you need right on your doorstep.

Don't miss out—contact us today to arrange a viewing!





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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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.

Approximate total area⁽ⁱ⁾
951.63 ft²
88.41 m²

Reduced headroom
11.99 ft²
1.11 m²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

(i) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

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