



Rutland Street, Filey

- First Floor Flat
- Central Location
- Modern Interior
- Long Lease
- Two Bedrooms
- Side Sea Views
- Ideal Holiday Let Investment
- EPC Grade - E

Guide Price £140,000

Tenure: Leasehold

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Rutland Street, Filey

DESCRIPTION

Hunters are delighted to present this well-appointed two-bedroom first floor apartment, perfectly positioned in the heart of the popular coastal town of Filey – an ideal opportunity for anyone looking for a holiday home or a ready-to-go holiday let investment.

This bright and spacious apartment enjoys side sea views from the attractive bay window in the lounge, creating a lovely setting for relaxing after a day at the beach. The living space offers ample room for a seating area and dining table, ideal for guests or family stays.

The separate kitchen is well-equipped with wall and base units, generous worktop space, and integrated appliances including an electric oven, hob, fridge, and washing machine – everything needed for a self-catering stay.

There are two comfortable bedrooms and a spacious three-piece bathroom suite, all presented in good order. The apartment is heated via electric heaters.

Externally, the added benefit of an allocated off-road parking space makes it a great choice for visitors arriving by car – a rare and valuable asset in this central location.

With its close proximity to Filey's stunning beach, local cafes, shops, and transport links, the property offers strong potential for generating income through short-term holiday lets or as a low-maintenance second home by the coast.

Call the office now to arrange your viewing.

Tenure Type; Leasehold

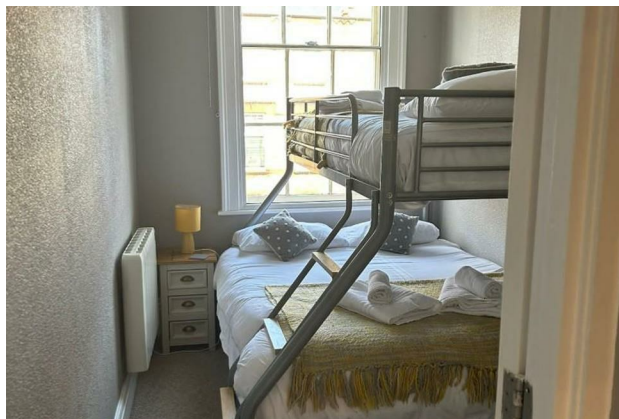
Leasehold Years remaining on lease; 984

Leasehold Annual Service Charge Amount £600.00

Leasehold Ground Rent Amount; £250.00

Council Tax Banding; A

We don't believe there are any restrictions relating to pets, holiday lets or AST.



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Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

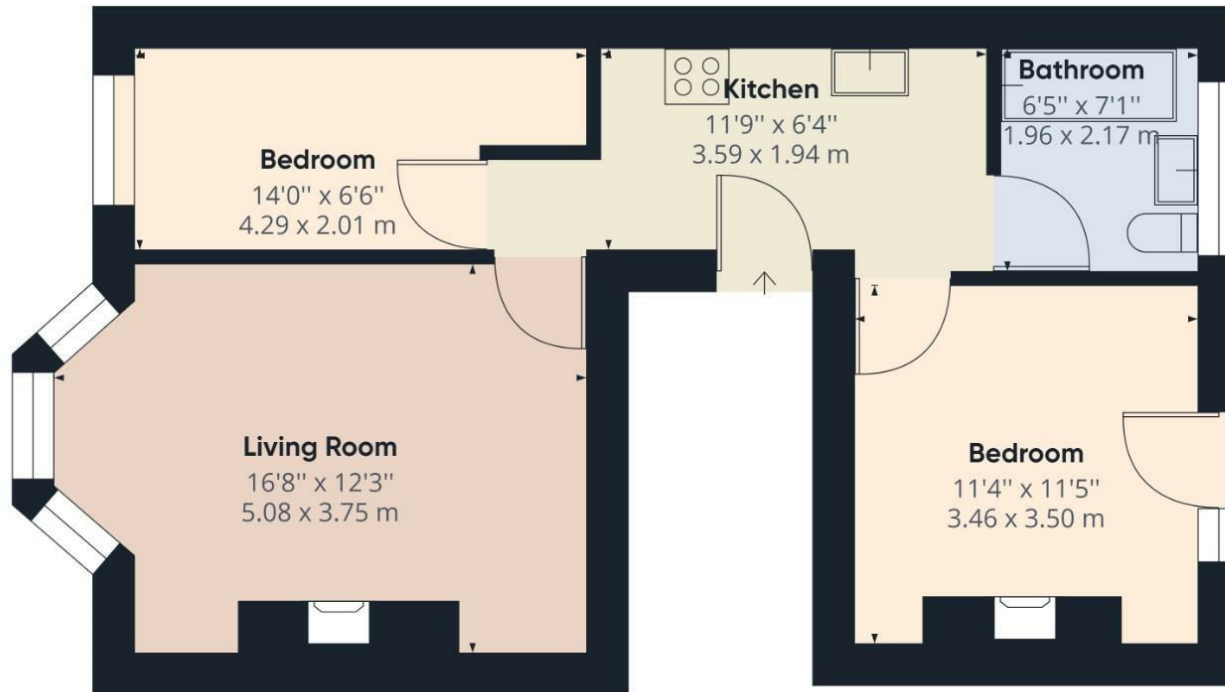
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	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

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Approximate total area⁽¹⁾
521.35 ft²
48.43 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.

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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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filey@hunters.com <https://www.hunters.com>

