



**West Avenue, Filey**

YO14 9AX

**Asking Price £399,000**



**9**



**6**



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**HUNTERS®**  
EXCLUSIVE

# West Avenue, Filey

## DESCRIPTION

Hunters Exclusive are proud to bring to market this thriving guest house, superbly positioned in the very heart of Filey town centre. Just a short stroll from the award-winning beach and with excellent access to local shops, eateries, and public transport links, this property offers an exceptional opportunity for those looking to acquire a well-established hospitality business on the Yorkshire coast. The current owners have successfully run the guest house for the past 20 years and are now offering it for sale solely due to retirement.

Arranged over three floors, the guest house offers generous and versatile accommodation, thoughtfully laid out to provide both private and communal spaces for guests. The ground floor features a welcoming hallway, spacious living room and dining area, along with a well-equipped kitchen, office, utility, and WC facilities. To the upper floors, there are multiple well-proportioned bedrooms, each complemented by a selection of en-suite bathrooms, ensuring comfortable stays for all visitors.

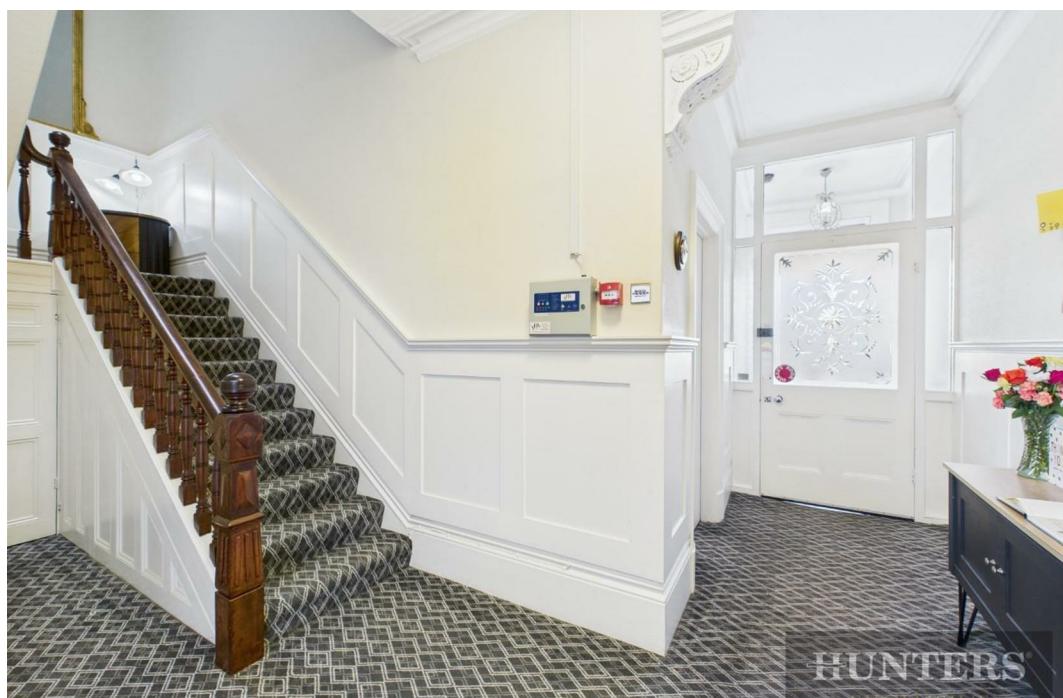
Externally, the property benefits from rare off-road parking and a private courtyard to the rear, offering an inviting outdoor seating area – perfect for relaxation after a day exploring Filey's coastline. The interior has been well cared for by the current owners, maintaining a high standard throughout and allowing any purchaser to continue trading immediately.

With Filey train and bus stations nearby, the guest house is ideally situated for easy access, drawing visitors from across the region and beyond. Its proximity to the renowned sandy beach, cliff-top walks, and family-friendly attractions further enhances its appeal as a coastal getaway destination.

This property can only be purchased as a guest house unless change of use is sought and granted by the local council.

Call us now to arrange your viewing!







Approximate total area<sup>(1)</sup>

2784 ft<sup>2</sup>

258.5 m<sup>2</sup>

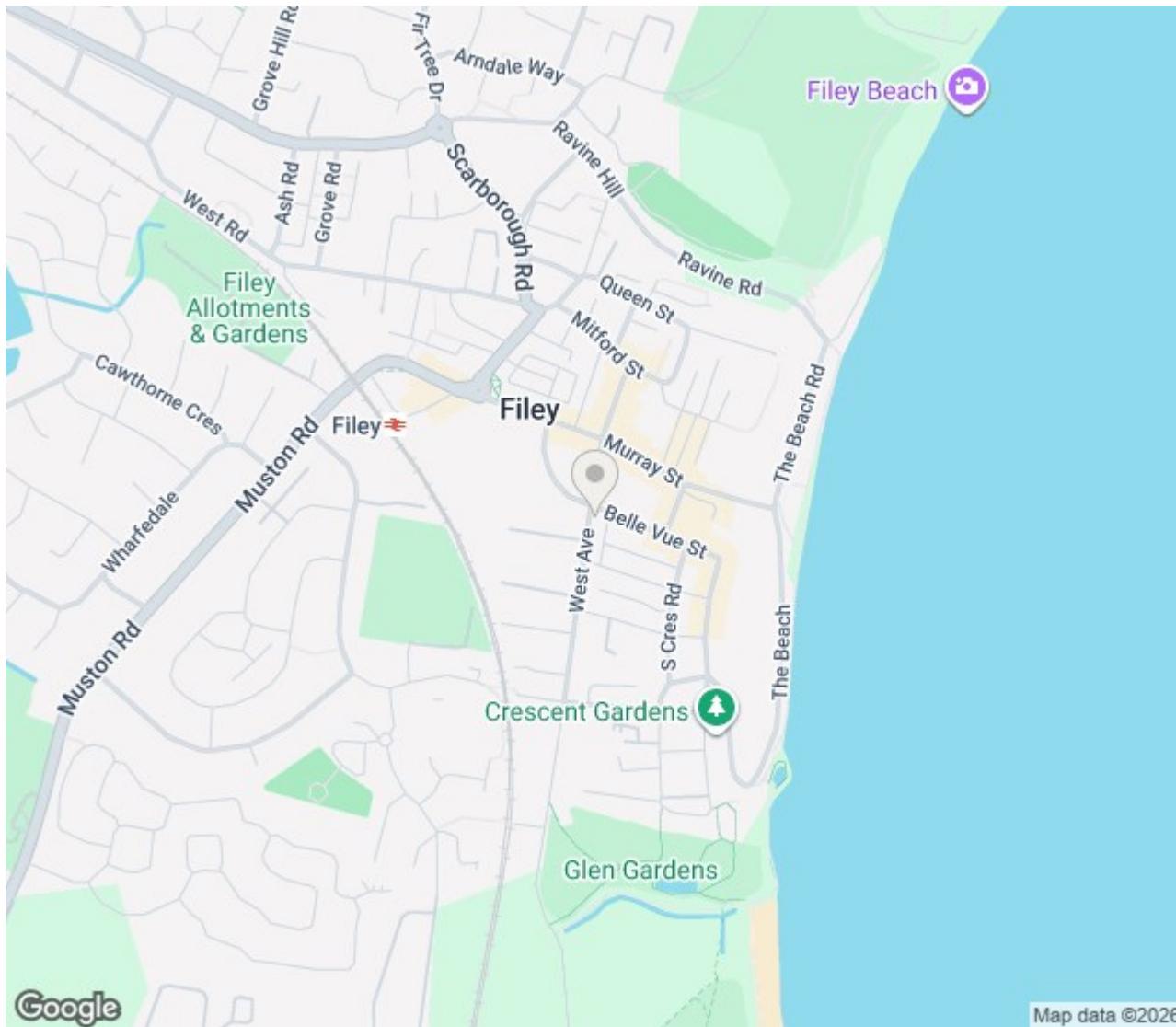


(1) Excluding balconies and terraces

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

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#### 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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

