



Rutland Street, , Filey, YO14 9JB

£750



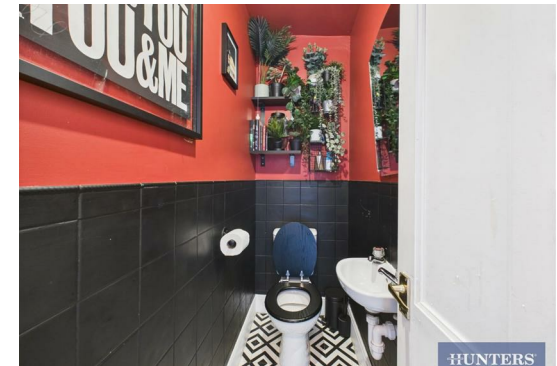
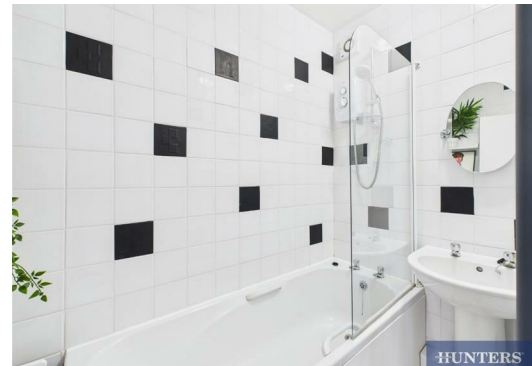
Rutland Street, , Filey, YO14 9JB

DESCRIPTION

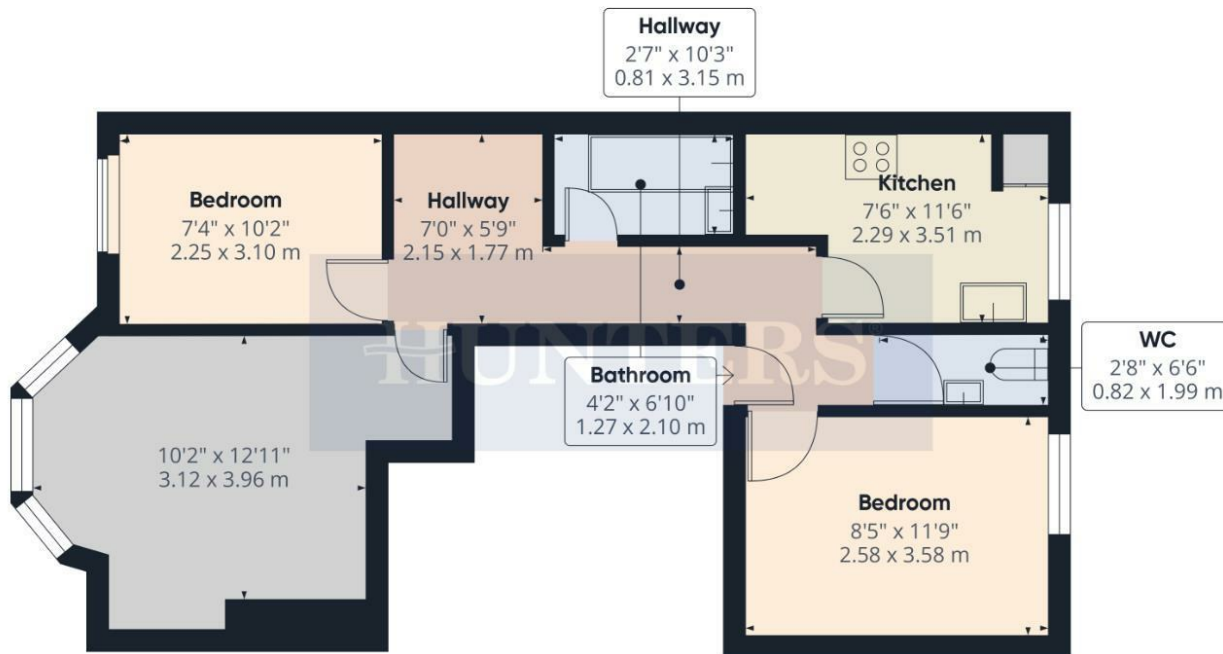
Modern 2-Bedroom Flat – Prime Central Location Near the Beach

Situated just moments from the beach and the vibrant town centre, this stylish third-floor flat offers contemporary living in a sought-after location. The property features a bright and modern interior with tasteful décor.

The flat comprises two well-proportioned bedrooms, a sleek kitchen, a separate dining area, and a spacious living room with ample natural light. A modern bathroom and additional WC provide extra convenience.







Approximate total area⁽¹⁾
521 ft²
48.5 m²

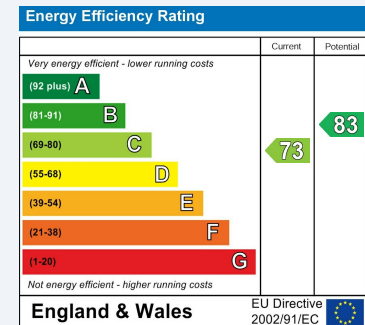
(1) Excluding balconies and terraces

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

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.



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.

Viewings

Please contact fileylettings@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.