

## Rutland Street

Filey, YO14 9JB

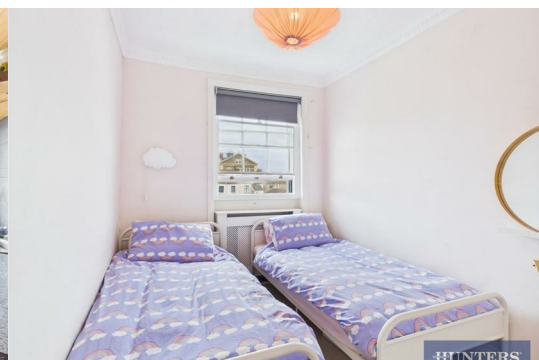
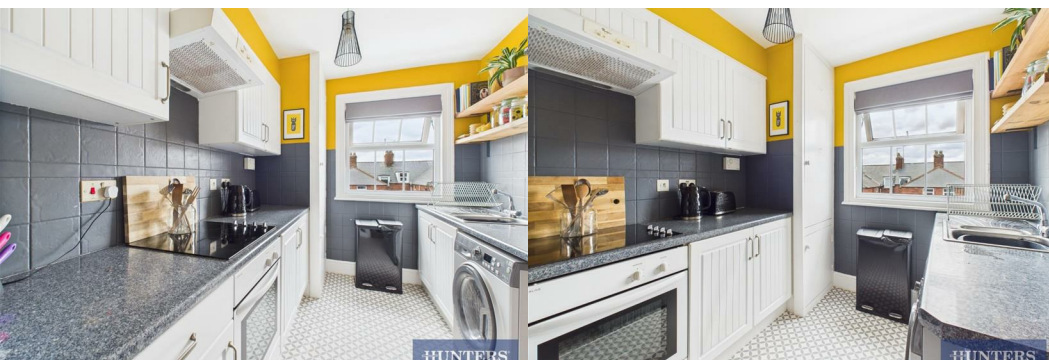
£750



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.



Area Map



Floor Plans



Energy Efficiency Graph



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.