



## West Avenue, , Filey, YO14 9AX

- 2 cosy bedrooms
- New carpets throughout
- 1 reception room
- Close to local amenities
- Ideal for small families
- 1st floor flat
- Tranquil Filey location
- Modern apartment style
- Easy access to transport
- Viewing recommended

**£675**



# West Avenue, , Filey, YO14 9AX

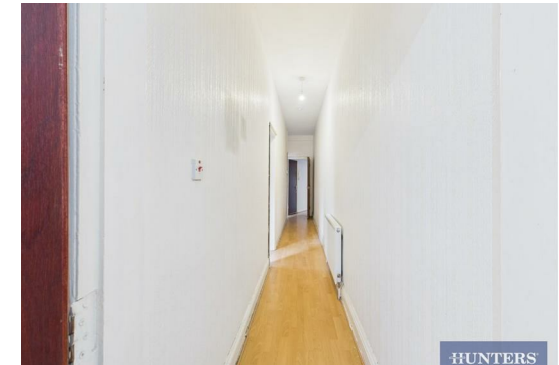
## DESCRIPTION

Located in the serene surroundings of West Avenue, Filey, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat by the coast.

As you enter the flat, you will be greeted by a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The new carpets being installed throughout the apartment add a fresh and modern touch, enhancing the overall appeal of the space.

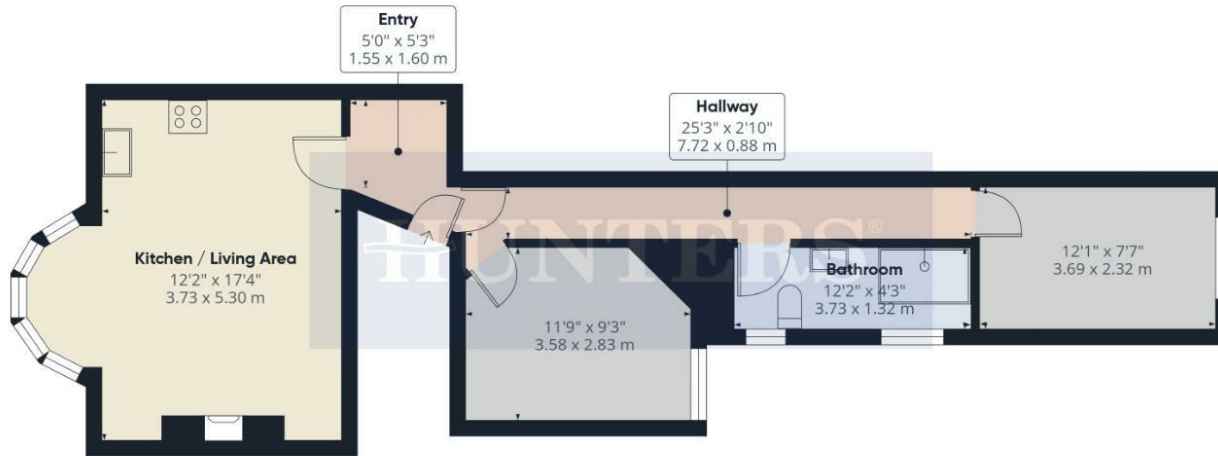
The apartment features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The tranquil setting of Filey allows for a peaceful lifestyle, while still being within easy reach of local amenities, shops, and the beautiful coastline that this charming town is known for.

This property presents an excellent opportunity for those looking to enjoy the comforts of apartment living in a picturesque location. . Don't miss the chance to make this lovely apartment your new home.









Approximate total area<sup>(1)</sup>  
589 ft<sup>2</sup>  
54.7 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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### Viewings

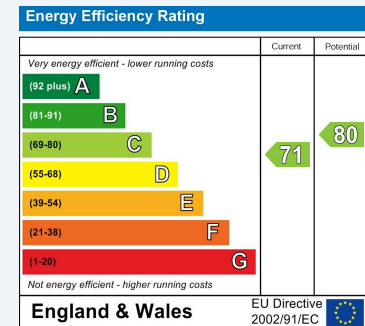
Please contact [fileylettings@hunters.com](mailto:fileylettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.