



colin ellis

Station Avenue, Filey, YO14 9AE

Located in the heart of the picturesque seaside town of Filey, this well-presented two-bedroom second-floor flat offers a fantastic opportunity for first-time buyers, holiday home seekers, or buy-to-let investors.

Guide Price £130,000



PROPERTY DESCRIPTION

This property briefly comprises of a entrance hall with built in cupboard leading to a kitchen/Living space, tow double bedrooms one with balcony access and a bathroom.

ENTRANCE HALL

KITCHEN/LIVING AREA

3.95 x 6.05 (12'11" x 19'10")

BEDROOM

3.33 x 3.47 (10'11" x 11'4")

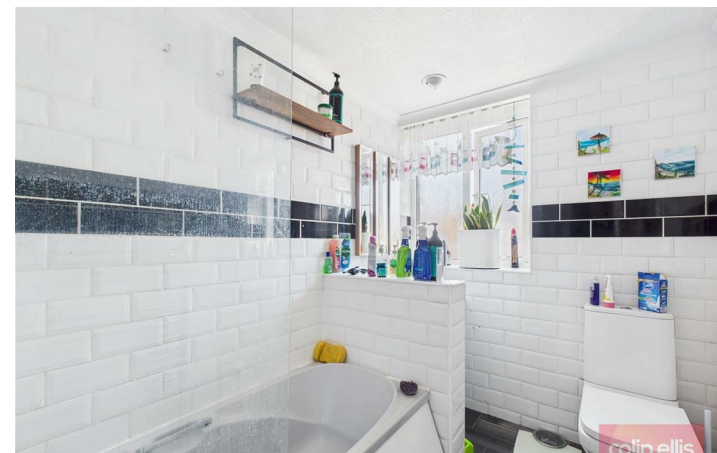
BATHROOM

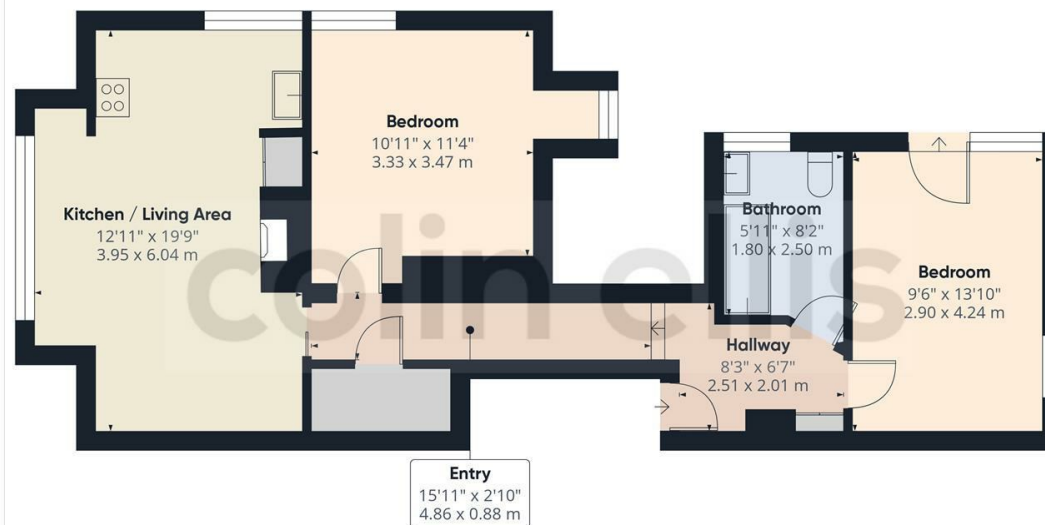
1.80 x 2.50 (5'10" x 8'2")

BEDROOM

2.90 x 4.24 (9'6" x 13'10")







Approximate total area⁽¹⁾
669 ft²
62.1 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Station Avenue - 18712082

Council Tax Band - A

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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