







Seaford Avenue, Moor Road, Filey, YO14 9GS

- End Terrace Cottage
- No Onward Chain
- Open Plan Kitchen/Diner/Living Room
- Two Bedrooms
- Excellent Investment Opportunity
- EPC: C

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HERE TO GET *you* THERE

Asking Price £135,000

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DESCRIPTION

Hunters are pleased to present this appealing two-bedroom cottage, situated on Seaford Avenue within the popular coastal development of The Bay, Filey. Offering comfortable accommodation in a desirable seaside setting, the property would make an ideal retreat for those looking to enjoy the Yorkshire coast or an attractive investment opportunity.

Upon entering, a welcoming hallway provides access to a useful ground floor WC before opening into the spacious open-plan kitchen, dining and living area. This sociable space is well suited to both everyday use and entertaining, with French doors providing direct access to the outside and allowing plenty of natural light to flow through.

The first floor comprises two good-sized bedrooms, offering flexible accommodation for owners and visiting guests, together with a contemporary family bathroom. There is also a separate storage cupboard, providing useful additional space for belongings, holiday essentials and outdoor equipment.

Convenient parking is available close to the property, adding to the practicality of this attractive coastal retreat.

The Bay offers a fantastic range of on-site facilities and is surrounded by attractive coastal scenery, with Filey's beautiful sandy beach and the wider Yorkshire coastline close by. The development provides an excellent setting for enjoying everything the area has to offer, whether for relaxing breaks or family holidays.

Combining a convenient layout with a sought-after coastal location, this property offers an excellent opportunity to secure a home away from home or a holiday letting investment within this established seaside development.

Please note: All site fees quoted are approximate and subject to change. Prospective purchasers are advised to confirm the current site fees directly with the site management and their solicitor as part of the conveyancing process.










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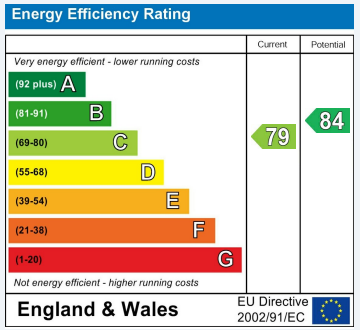

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ENERGY PERFORMANCE CERTIFICATE

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 filey@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.

The Property Ombudsman

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Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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