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your trusted property experts

**Hungate Lane,**  
**Filey, YO14 0NN**

This two bedroom first floor flat in Hunmanby is ready for immediate occupancy. The flat benefits from it's own private entrance, large living room, two generous sized bedrooms and modern bathroom. The property is close to local amenities.

**Rent - £695 Per Month**  
**Deposit - £800**



ENTRANCE HALL

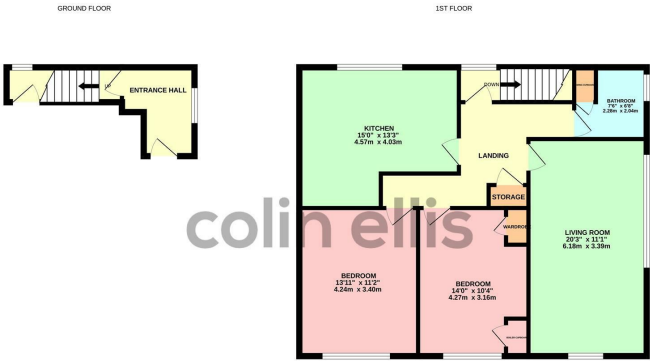
LIVING ROOM  
3.39 x 6.18 (11'1" x 20'3")

KITCHEN  
4.57 x 4.03 (14'11" x 13'2")

BEDROOM ONE  
3.40 x 4.24 (11'1" x 13'10")

BEDROOM TWO  
3.16 x 4.27 (10'4" x 14'0")

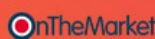
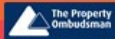
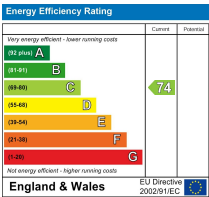
BATHROOM  
2.28 x 2.04 (7'5" x 6'8")



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they will be in working order.

Hungate Lane - 18833361  
Council Tax Band - B  
Length of Tenancy - Please contact office for further information

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.



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