

Queens Terrace, Filey, YO14

£135,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

Housesimple are pleased to offer to the market this delightful 2 bedroom terrace home. This is an ideal opportunity for a variety of buyers, especially First Time Buyers. It boasts a recently fitted modern kitchen, 2 reception rooms, 2 double bedrooms and spacious bathroom. Viewing is highly re

Key features:

- 2 double bedrooms
- great location
- ideal for FTB's
- viewing recommended
- 2 reception rooms
- recently fitted kitchen

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band B (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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The accommodation briefly comprises on the ground floor; entrance porch, hallway, open plan living room and dining room, kitchen and utility area. Stairs from the hallway rise to the first floor landing offering the 2 double bedrooms and spacious house bathroom. To the rear there is an enclosed courtyard and brick built shed.

Ground Floor

Lounge 3.22m (10'7") x 3.20m (10'6")

Bay window to front, fitted carpet, open plan, door to:

Drawing Room 3.44m (11'3") x 3.40m (11'2") max

Window to rear, radiator, laminate flooring, door to:

Porch 1.10m (3'7") x 0.92m (3')

Laminate flooring, door to:

Hall 4.07m (13'4") x 0.92m (3') max

Radiator, laminate flooring, stairs.

Store 1.37m (4'6") x 0.74m (2'5")

Kitchen 3.52m (11'7") x 2.18m (7'2")

Fitted with a matching range of base and eye level units, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric double oven, built-in four ring gas hob with extractor hood over, window to side, tiled flooring, open plan, door to:

Utility 2.84m (9'4") x 2.18m (7'2")

Window to side, double radiator.

Shed 2.18m (7'2") x 1.18m (3'10")

Door.

First Floor

Bedroom 1 4.24m (13'11") x 3.20m (10'6")

Two windows to front, double radiator, fitted carpet, door to:

Bedroom 2 3.44m (11'3") x 2.66m (8'9")

Window to rear, radiator, fitted carpet, door to:

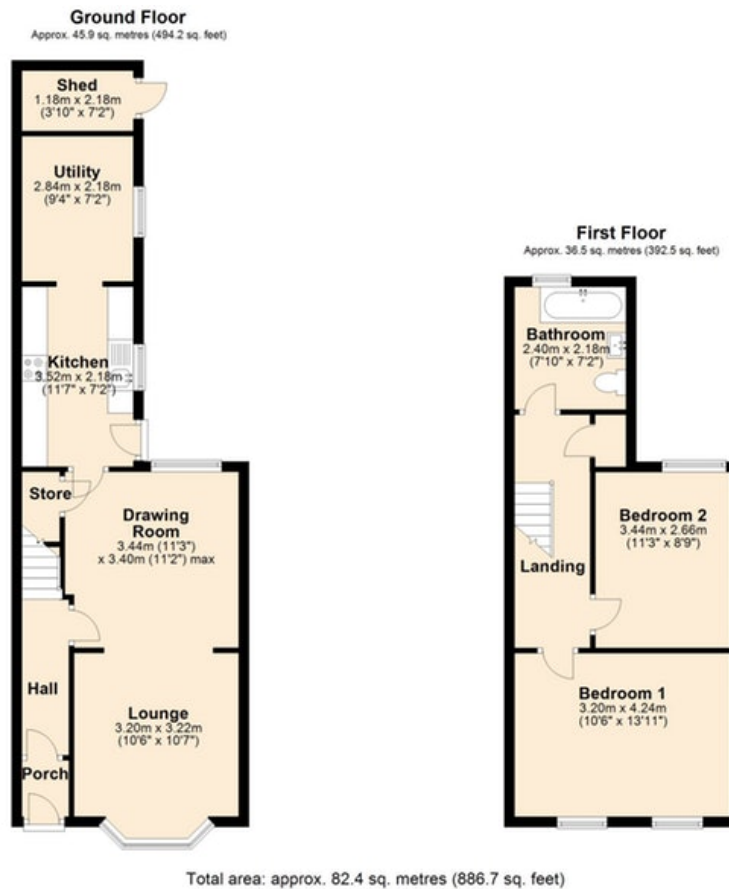
Bathroom

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to rear, heated towel rail, vinyl flooring, door to:

Landing 4.56m (15') x 1.48m (4'10")


Storage cupboard, door.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



6, Queens Terrace, FILEY, YO14 9LR

Dwelling type: Mid-terrace house	Reference number: 9744-2891-7222-9096-8911
Date of assessment: 19 December 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 December 2016	Total floor area: 81 m ²

Use this document to:

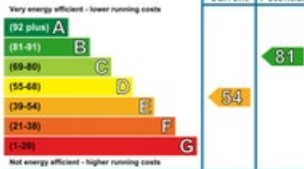
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,660
Over 3 years you could save	£ 1,269

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,269 over 3 years</p> </div>
Heating	£ 2,934 over 3 years	£ 1,980 over 3 years	
Hot Water	£ 402 over 3 years	£ 249 over 3 years	
Totals	£ 3,660	£ 2,391	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	54	61

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

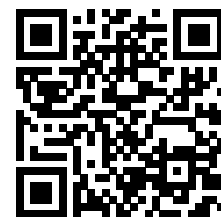
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 117
2 Internal or external wall insulation	£4,000 - £14,000	£ 681
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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