



## West Avenue, , Filey, YO14 9BE

- Mid Terraced House
- Rear Yard & Allotment
- No Onward Chain
- Five Bedrooms
- Central Location
- EPC Grade - E

**Offers In Excess Of £285,000**



# West Avenue, , Filey, YO14 9BE

## DESCRIPTION

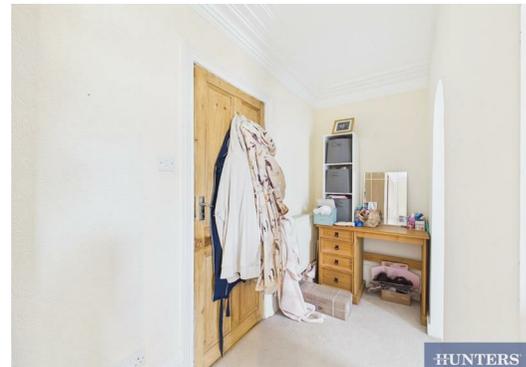
Hunters are delighted to bring to the market this spacious five-bedroom mid-terrace home, offered with no onward chain and set across three floors. Located on West Avenue in Filey, the property benefits from gas central heating and offers versatile accommodation, ideal for families or those seeking additional space in a convenient and well-connected location.

The ground floor comprises a welcoming living room to the front, creating a comfortable space to relax, leading through to a separate dining room which flows seamlessly into the kitchen—perfect for both everyday living and entertaining. The kitchen is complemented by an adjoining utility space, providing added practicality and storage. A rear door opens out to an enclosed yard, which in turn leads through to an allotment area, offering useful outdoor space. Please note there is a right of way for the neighbouring property along the rear pathway, as well as side alley.

To the first floor, there are two well-proportioned bedrooms, including a generous principal bedroom complete with its own ensuite and dressing area, creating a private and functional retreat. A separate family bathroom and WC serve this floor, adding convenience for busy households.

The second floor offers three further bedrooms, providing flexible accommodation suitable for growing families, guest rooms or home office space.

This substantial home presents an excellent opportunity for a range of buyers and, with no onward chain, offers the potential for a smoother purchase. Early viewing is highly recommended to fully appreciate the space and potential on offer.

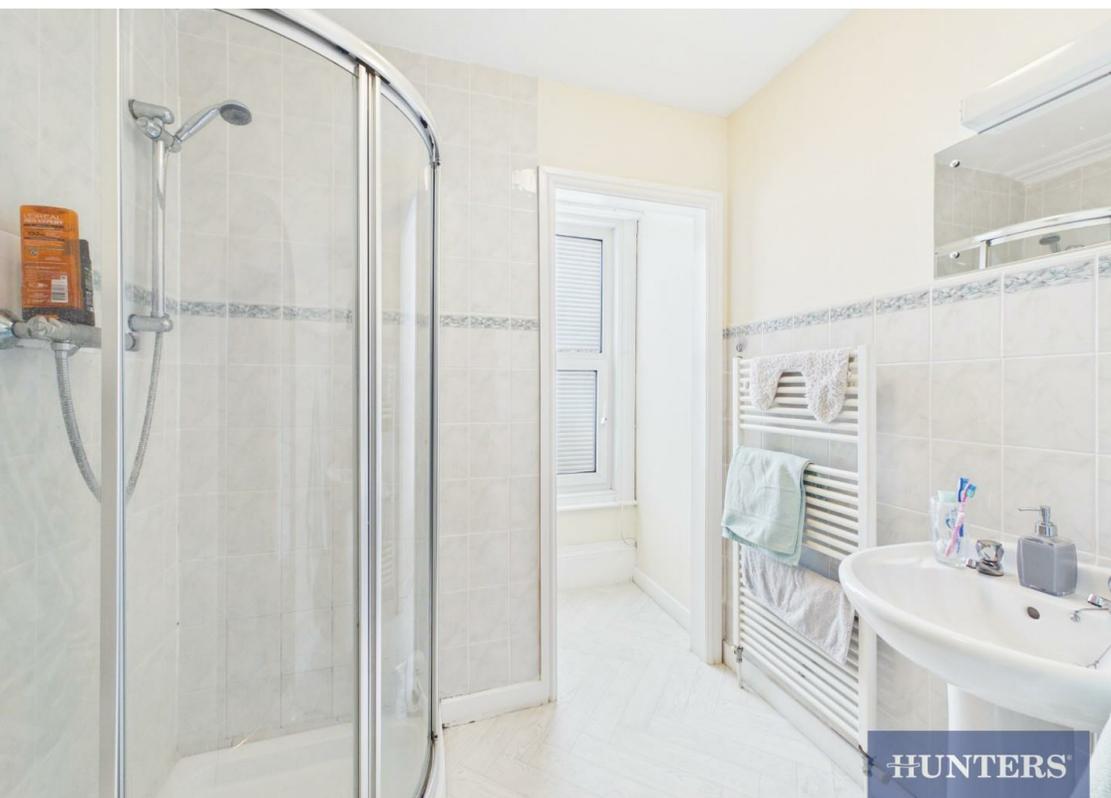




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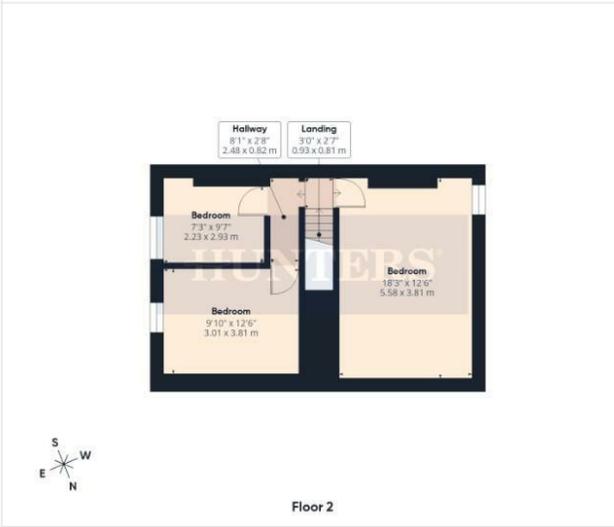
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Approximate total area<sup>1)</sup>  
1532 ft<sup>2</sup>  
142.5 m<sup>2</sup>

(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.

GIRAFFE360

**Viewings**

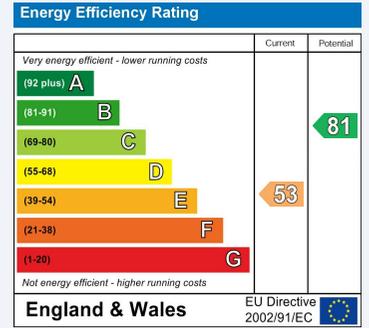
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

**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.



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