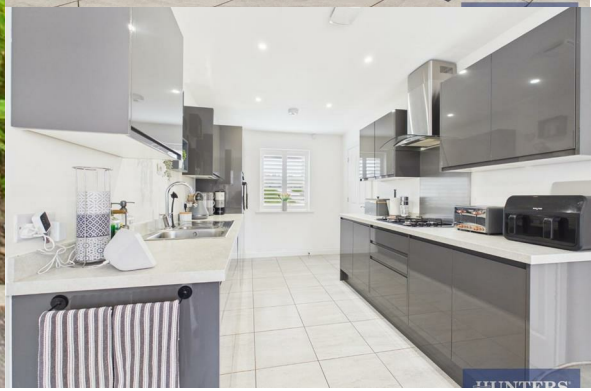


Mill Meadows Lane, Filey, YO14 0FB

- Detached House
- Spacious Living Room
- Principle Bedroom With En-Suite
- EPC Grade: B
- Three Well Proportioned Bedrooms
- Ample Kitchen
- Large Garden

HUNTERS®
HERE TO GET *you* THERE

Guide Price £310,000

Mill Meadows Lane, Filey, YO14 0FB

DESCRIPTION

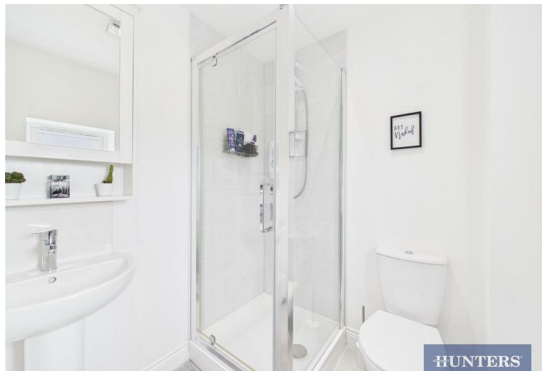
Hunters are delighted to present this beautifully maintained three-bedroom detached home, situated on the popular Mill Meadows Lane and enjoying an attractive position overlooking green space to the front. Modern and stylish throughout, the property offers well-planned accommodation alongside a particularly impressive landscaped rear garden.

The ground floor opens into a welcoming entrance hallway, providing access to a comfortable living room with French doors leading directly onto the rear garden. The modern kitchen is fitted with a range of sleek units, fully integrated appliances and a tiled floor, with ample space for dining and further French doors creating a bright and sociable space. A separate utility room and convenient ground floor WC complete the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including the principal bedroom with its own en suite shower room, alongside a contemporary family bathroom.

Externally, the property is equally impressive. To the front is an attractive lawned garden with established planting, while the home's position provides a pleasant outlook over the surrounding green space. The beautifully landscaped rear garden has been thoughtfully designed for both relaxing and entertaining, featuring a generous porcelain patio, well-maintained lawn, colourful planted borders and a further seating area. A detached garage provides useful parking and storage.

Further benefits include a combination boiler, double glazing and modern fixtures and fittings throughout. Offering approximately 923 sq. ft. of accommodation, this superb detached home combines a practical layout with stylish interiors and excellent outdoor space, making it an ideal choice for a range of buyers.



HUNTERS

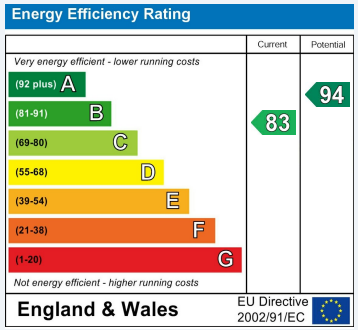
HUNTERS

HUNTERS

RELAX
SOAK
unwind
HUNTERS

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.

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE