



Grovehill Road, Filey, YO14 9NL

- Detached House
- Spacious Living & Dining Rooms
- Attractive Front Garden
- EPC D
- Three Bedrooms
- Modern Kitchen
- Generous Driveway & Detached Garage
- Council Tax D

Guide Price £350,000



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DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented three-bedroom detached home, offering spacious and versatile accommodation across two floors. Boasting approximately 1,548 sq. ft. of living space, the property benefits from multiple reception rooms, two bathrooms, ample off-road parking and a detached garage.

Upon entering, a welcoming hallway leads to a generous living room, offering a comfortable space to relax, alongside a separate dining room, ideal for family meals and entertaining. The modern fitted kitchen features stylish shaker-style units, complementary worktops, integrated appliances and ample storage.

A particular highlight is the additional reception room, enjoying an abundance of natural light through its windows and glazed doors overlooking the garden. Its open connection to the dining room creates a wonderful flow throughout the home.

Completing the ground floor is a well-proportioned bedroom and family bathroom, offering excellent flexibility for guests or those seeking ground-floor accommodation. The property also benefits from gas central heating and a full electrical rewire completed in 2022, with relevant certification available.

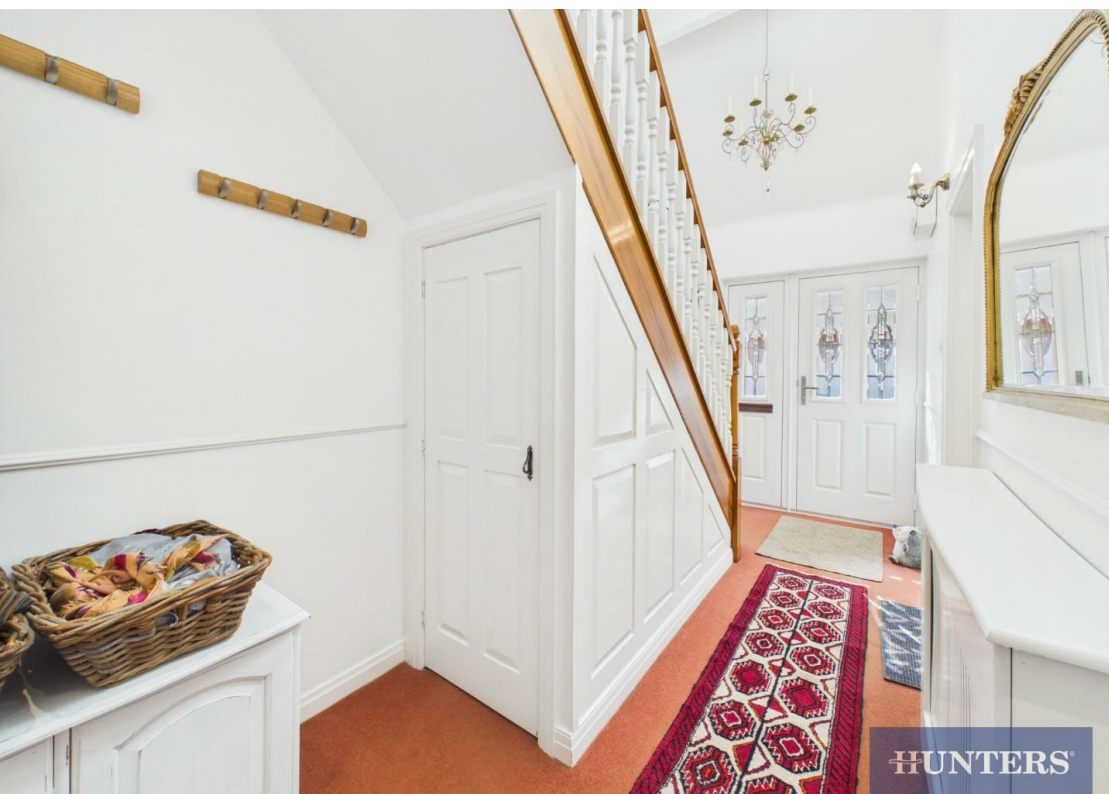
To the first floor are two further generously sized bedrooms, both enjoying natural light and ample space for bedroom furniture. A second bathroom serves this floor, adding further practicality for family living.

Externally, the property enjoys an attractive frontage with a well-maintained lawn and established planted borders. A substantial block-paved driveway provides ample off-road parking and leads to a detached garage, offering additional parking or storage.

Offered on a freehold basis, with mains drainage and an EPC rating of D, this delightful home combines generous accommodation, a flexible layout and attractive outdoor space.

Early viewing is highly recommended!







Viewings

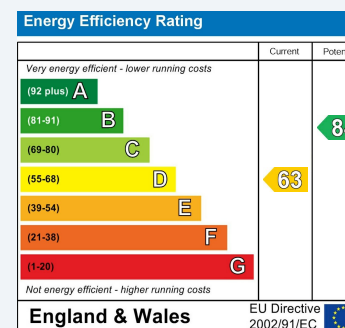
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.