







Arndale Way, Filey, YO14 9EW

- Detached House
- Generous Plot
- EPC Grade: D
- Three Bedrooms
- No Onward Chain
- Garage & Driveway

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Guide Price £325,000

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DESCRIPTION

Hunters are delighted to bring to the market this spacious three-bedroom detached home, situated on Arndale Way in the popular coastal town of Filey. Offering versatile accommodation across two floors, whilst offering single level living, the property benefits from generously sized rooms, a driveway, garage and attractive gardens. With potential for modernisation, this property presents an excellent opportunity for buyers looking to create a home to their own taste.

The ground floor comprises an entrance hallway leading to a fitted kitchen, offering a range of wall and base units, ample worktop space and room for appliances. The spacious living room provides a comfortable setting for relaxing or entertaining, with French doors opening onto the rear garden and patio area. A further reception room, currently arranged as a bedroom/dining room, offers flexibility for those seeking ground floor accommodation or additional living space. A convenient shower room, with wash basin and WC, completes this level.

To the first floor, the property offers two generously proportioned bedrooms, both benefiting from fitted wardrobes and useful storage. A family bathroom, comprising a bath, wash basin and WC, serves the first-floor accommodation.

Externally, the property enjoys well-maintained gardens, featuring lawned areas, established hedging, mature shrubs and planted borders. The rear garden benefits from a paved patio area, ideal for outdoor seating and entertaining. A driveway provides ample off-road parking and leads to a spacious garage, offering additional parking or storage.

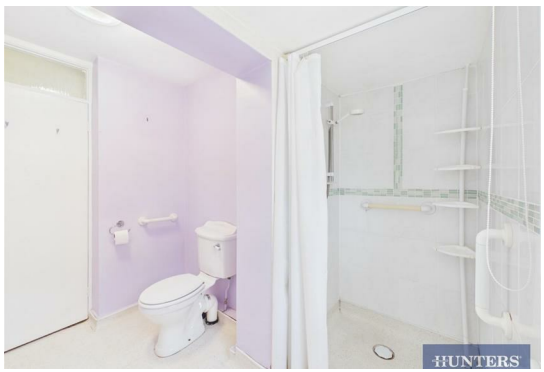
Situated in a popular residential area of Filey, the property is conveniently located for local shops, schools, amenities and transport links, with the town centre and beautiful coastline within easy reach.

Early viewing is highly recommended to appreciate the space, potential and location this detached home has to offer.










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Viewings

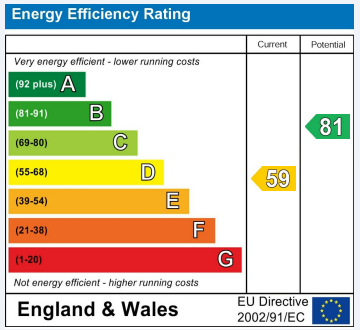
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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