



## West Avenue, Filey, YO14 9BE

- Terraced House
- No Onward Chain
- Close to Amenities & Glen Gardens
- Four Bedrooms
- Rear Garden
- EPC Grade: C

**Guide Price £320,000**



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## DESCRIPTION

Situated on the highly desirable West Avenue in Filey, this well-presented mid-terrace house offers versatile accommodation arranged over three floors and is ideally positioned within close proximity to Glen Gardens, Filey town centre and the seafront.

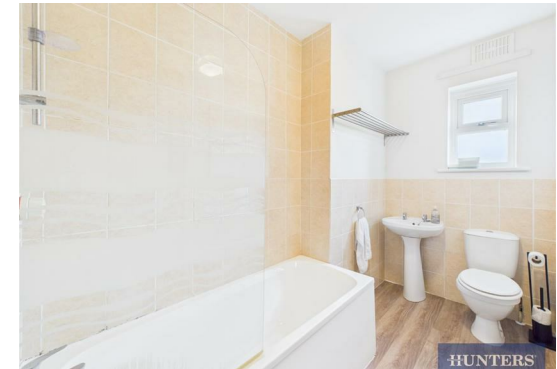
The property is currently operated as a successful holiday let, with contents available by separate negotiation, making it an attractive turnkey investment opportunity. Equally, the layout and location lend themselves perfectly to a fantastic family home.

On the ground floor, the accommodation comprises a spacious living room, which benefits from a charming wood-burning stove, creating a warm and inviting focal point. To the rear is a generous dining kitchen, offering ample space for family dining and entertaining, along with access to the rear garden. A ground floor bathroom completes this level.

The first floor provides two well-proportioned bedrooms and a family bathroom, while the second floor offers a further two bedrooms, making the property ideal for larger families or holiday guests.

Externally, the property boasts a generously sized rear garden, mainly laid to lawn with a dedicated seating area, perfect for outdoor relaxation. A garage located in a nearby block provides useful additional storage or parking.

West Avenue is a sought-after location, conveniently placed for schools, shops, cafés, restaurants, and the award-winning Filey Beach, all within easy reach. The combination of location, presentation and flexibility of use makes this an excellent opportunity not to be missed.









### 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.

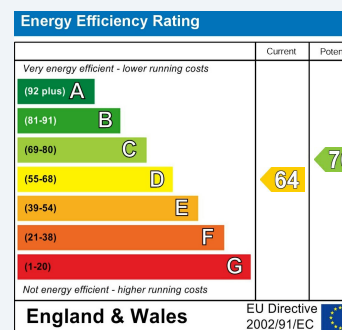
### Valuations

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

**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.