



Muston Road, Filey

YO14 0BS



Asking Price £325,000

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Muston Road, Filey

DESCRIPTION

Occupying a generous corner plot on Muston Road in Filey, this four-bedroom detached dormer bungalow offers spacious and versatile accommodation, wrap-around gardens and excellent potential, making it an ideal opportunity for a range of buyers looking for a long-term home in a sought-after residential location.

The entrance leads through into a welcoming entrance hallway giving access to the ground floor accommodation. The property comprises a spacious L-shaped living and dining room with large windows allowing plenty of natural light to flow throughout the space, creating a bright and welcoming environment with ample room for both living and dining furniture.

The kitchen is fitted with a range of wall and base units and benefits from an integrated hob and oven, along with space for a washing machine or dishwasher. Off the kitchen is a useful porch/boot room providing additional storage and practicality.

Also located on the ground floor are two well-proportioned bedrooms, a bathroom and a separate WC, offering flexible accommodation which could suit a range of living arrangements.

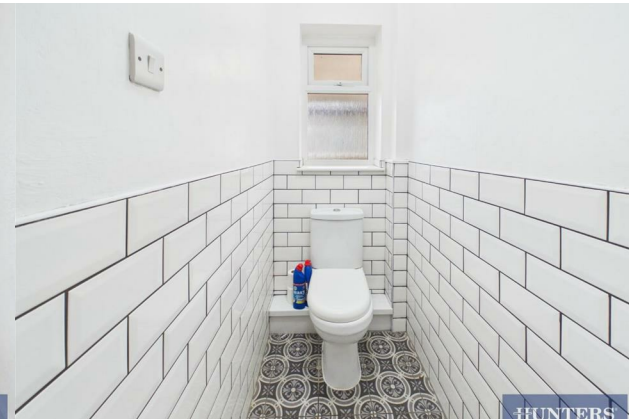
To the first floor are two further bedrooms along with useful eaves storage.

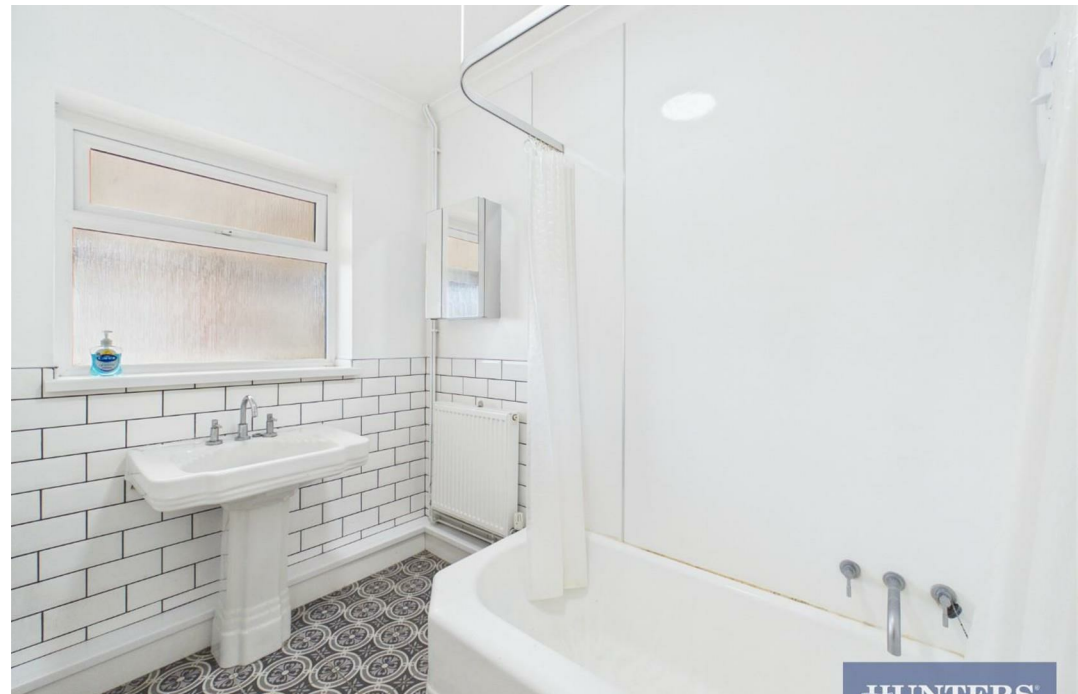
Externally, one of the standout features of the home is the generous wrap-around garden, providing excellent outdoor space with plenty of room for entertaining, gardening or family use. The corner position gives the property an open feel and enhances its curb appeal. A driveway provides off-street parking and leads to the garage, offering additional storage or workshop space.

The property also benefits from solar panels.

Located in a well-regarded residential area close to local amenities and within easy reach of Filey town centre and the seafront, the property is sure to appeal to a wide range of buyers.

Call us today to arrange your viewing.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1628 ft²
151.2 m²

Reduced headroom

15 ft²
1.4 m²

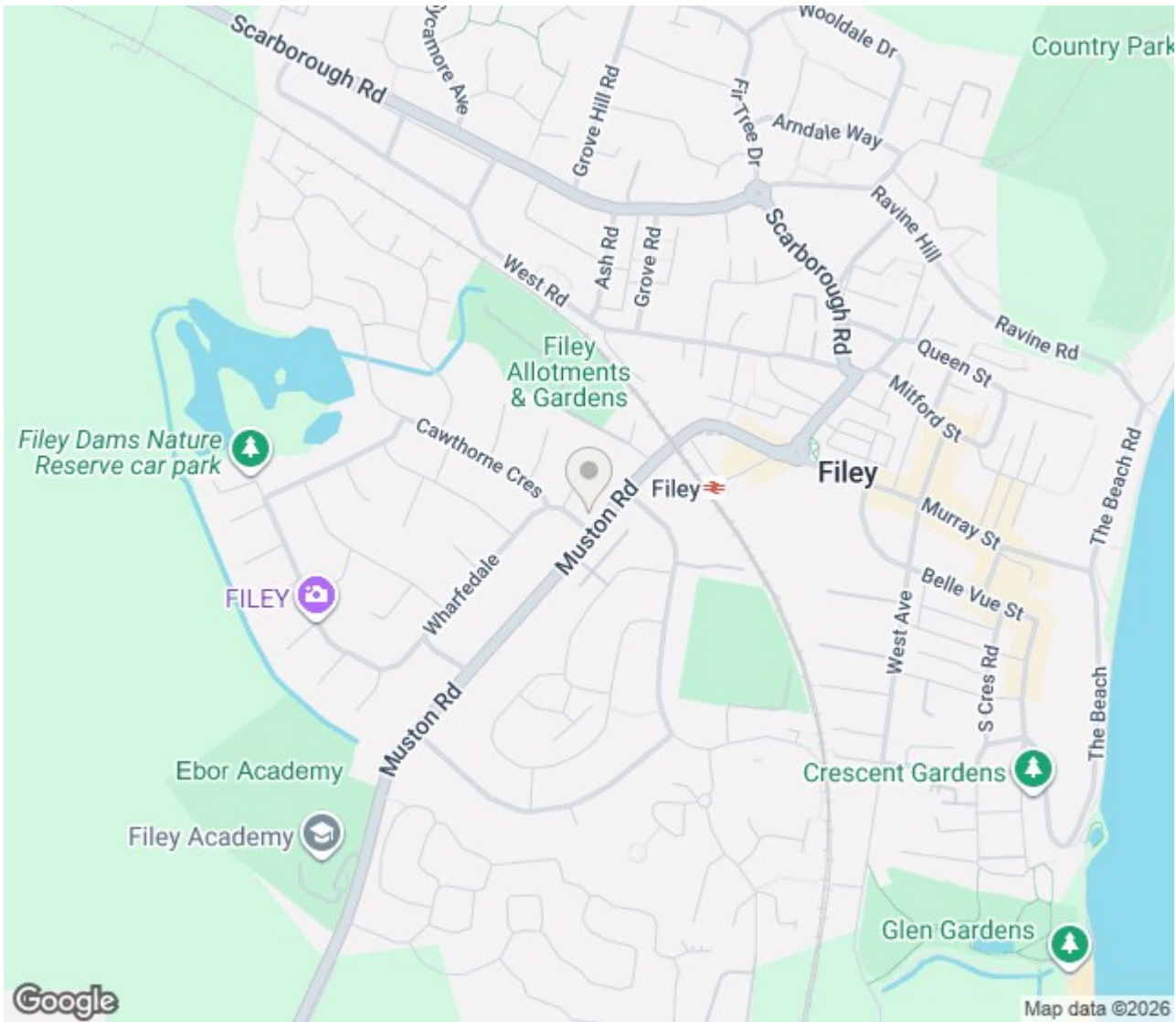
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

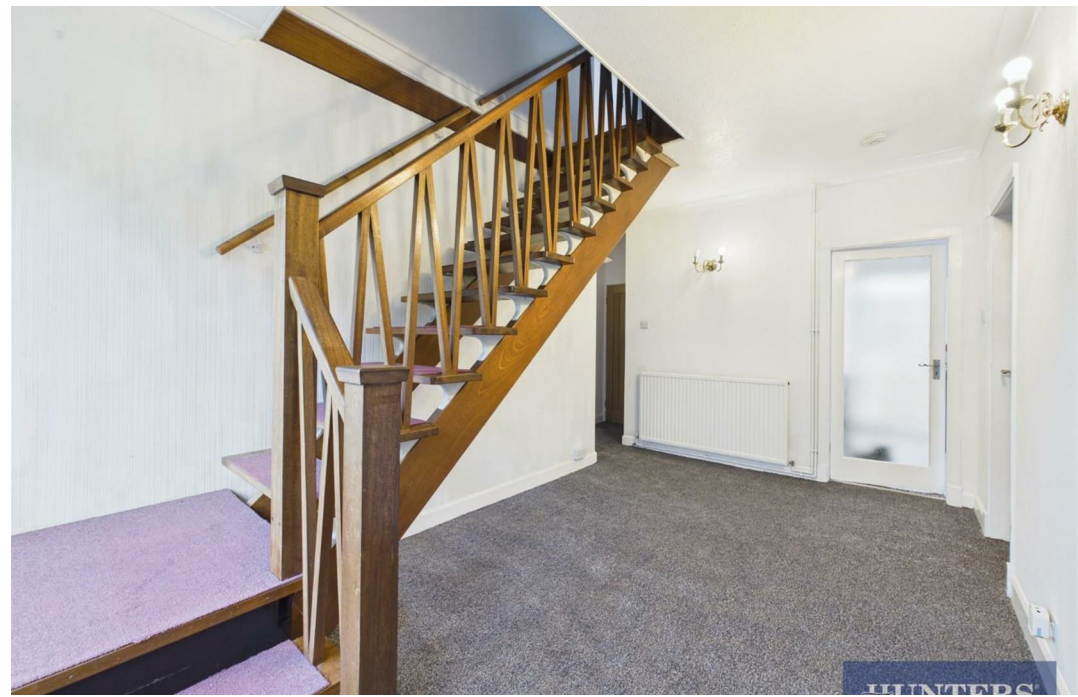
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

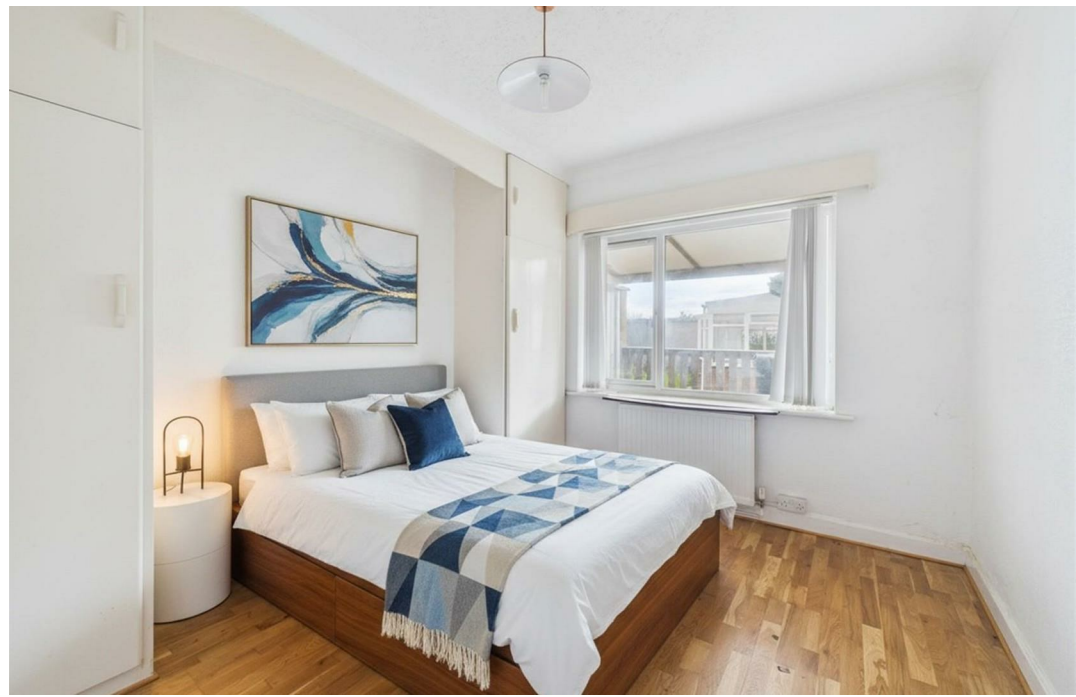
Thinking of Selling?

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.

7a Murray Street, Filey, YO14 9DA | 01723 338958 | filey@hunters.com









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.