



## Meadow View, Gristhorpe, Filey, YO14 9PN

- Detached House
- Off Road Parking & Garage
- Gardens
- Three Bedrooms
- Village Location
- EPC - D

**Asking Price £290,000**



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Hunters are delighted to bring to the market this beautifully maintained three-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after village of Gristhorpe and offering spacious and versatile accommodation throughout together with stunning front and rear gardens, ideal for a range of buyers seeking a property ready to move straight into.

The property comprises a welcoming entrance hallway, a spacious living room perfect for relaxing and entertaining, and a kitchen diner fitted with a range of wall and base units alongside ample space for dining. Sliding doors from the dining area open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living and allowing natural light to flood the space. A convenient downstairs WC further enhances the practicality of the home.



To the first floor are three well-proportioned bedrooms together with a modern family bathroom suite, all presented to an excellent standard throughout.

Externally, the property continues to impress with beautifully maintained front and rear gardens offering a peaceful and private setting to enjoy throughout the year. The rear garden provides an ideal space for outdoor dining, entertaining, or simply relaxing.

A further standout feature of the property is the garage, which benefits from an additional upper storage level, providing excellent extra storage space or potential for a variety of uses.



Located within the desirable coastal village of Gristhorpe, the property enjoys easy access to nearby Filey and Scarborough, local countryside walks, transport links and the stunning Yorkshire coastline, making it an excellent choice for both families and those looking to enjoy village living close to the sea.

This fantastic detached home offers the perfect blend of comfort, space, and practicality, and viewing is highly recommended to fully appreciate all that is on offer.



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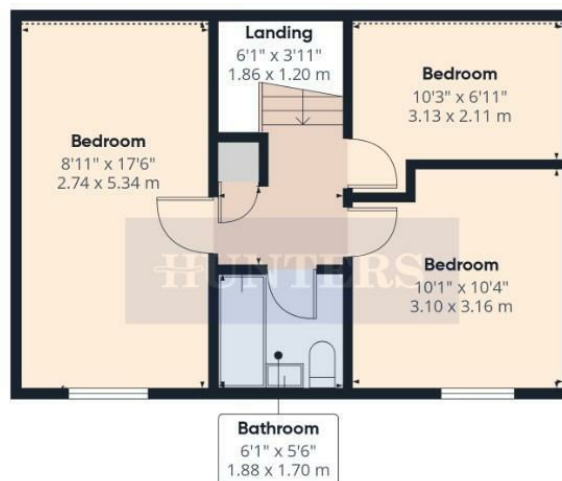


## HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

### 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®

Approximate total area<sup>(1)</sup>

1007 ft<sup>2</sup>  
93.8 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

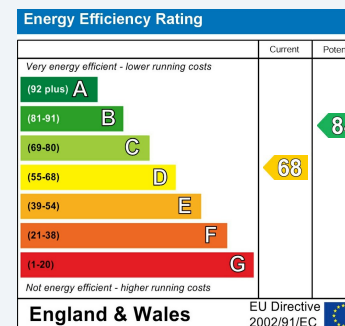
Below 5 ft/1.5 m

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

GIRAFFE360

## 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.