

## Green Meadows Drive, Filey, YO14 0FN

- Detached House
- Front & Rear Gardens
- Ideal Family Home
- Four Bedrooms
- Garage & Off-Road Parking
- EPC Grade: C

**Guide Price £325,000**



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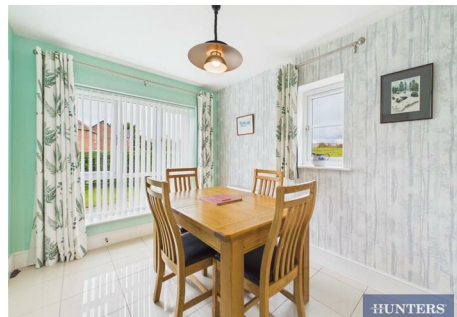
Hunters are delighted to bring to the market this spacious four-bedroom detached family home, ideally located in the coastal town of Filey on the edge of the popular Mill Meadows development. Offering generous living accommodation throughout, along with front and rear gardens and a garage, this property is perfect for growing families or those seeking additional space.

The accommodation comprises a welcoming entrance hallway with a convenient ground floor WC, a substantial dual-aspect living room providing an excellent space for both relaxing and entertaining, and a spacious kitchen/diner fitted with a range of wall and base units, offering ample worktop and cupboard space. The kitchen further benefits from an induction hob, double electric oven, integrated fridge, freezer and dishwasher, alongside a generous dining area ideal for family life. A useful utility room is located to the rear of the property, together with an understairs storage cupboard, providing excellent additional storage space.

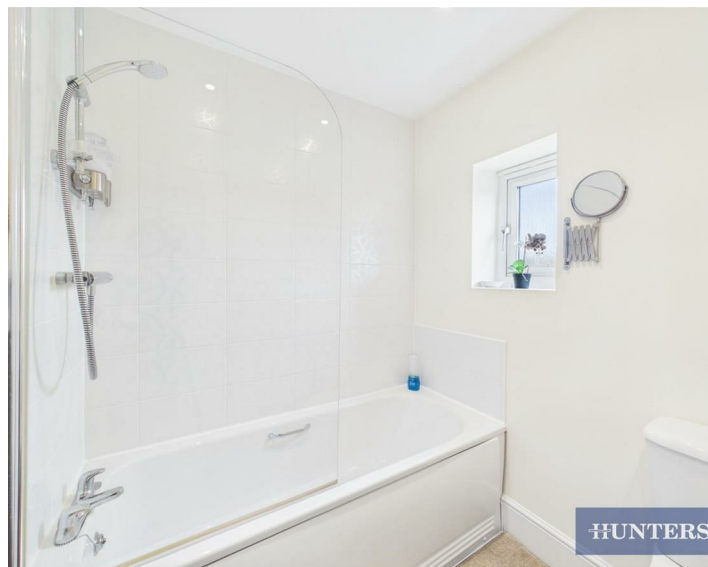
To the first floor, the property offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom benefits from an ensuite shower room, while a modern family bathroom serves the remaining bedrooms, offering both practicality and convenience for modern family living.

Externally, the property enjoys gardens to both the front and rear, creating ideal spaces for outdoor dining, entertaining or simply enjoying the surroundings. A garage further enhances the property, providing secure parking or additional storage.

Conveniently positioned close to Filey Secondary School and within easy reach of Filey town centre and its beautiful sandy beach, the property is ideally placed for a range of local amenities, transport links and facilities. Combining spacious accommodation with a highly desirable location, this is a home not to be missed and early viewing is highly recommended.



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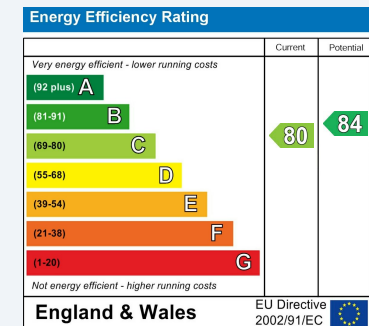
## HMRC Disclaimer - Filey

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.



## 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.

### 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.



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