



Pasture Crescent, Filey, YO14 0EZ

- End Terrace House
- Off Road Parking
- Ideal First Home Or Investment Opportunity
- Two Bedrooms
- Enclosed Rear Gardens
- EPC - C

Guide Price £170,000



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DESCRIPTION

Offered to the market is this well-presented two-bedroom end-terrace home, ideally situated on the popular Pasture Crescent, making it a fantastic opportunity for first-time buyers or investors alike.

The property offers a practical and well-balanced layout throughout. Upon entering, you are welcomed into the entrance area which leads through to a fitted kitchen positioned to the front of the property. The ground floor also benefits from a convenient downstairs WC.

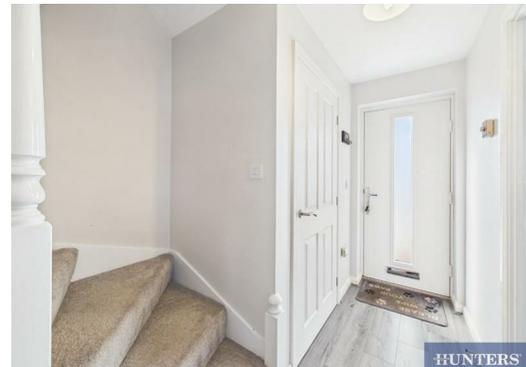
To the rear, the lounge provides a bright and comfortable living space, with patio doors allowing natural light to flood in and offering direct access to the rear garden. This creates an ideal setting for both everyday living and entertaining.

Externally, the rear garden is mainly laid to lawn with a patio area, providing a low-maintenance outdoor space to enjoy. The property also benefits from an allocated off-road parking space.

Upstairs, there are two well-proportioned bedrooms along with a house bathroom, fitted with a three piece suite.

Located in a popular residential area, the property is well placed for local amenities, schools and transport links, adding to its overall appeal.

This home presents an excellent opportunity for those looking to step onto the property ladder or add to a rental portfolio, and early viewing is highly recommended.

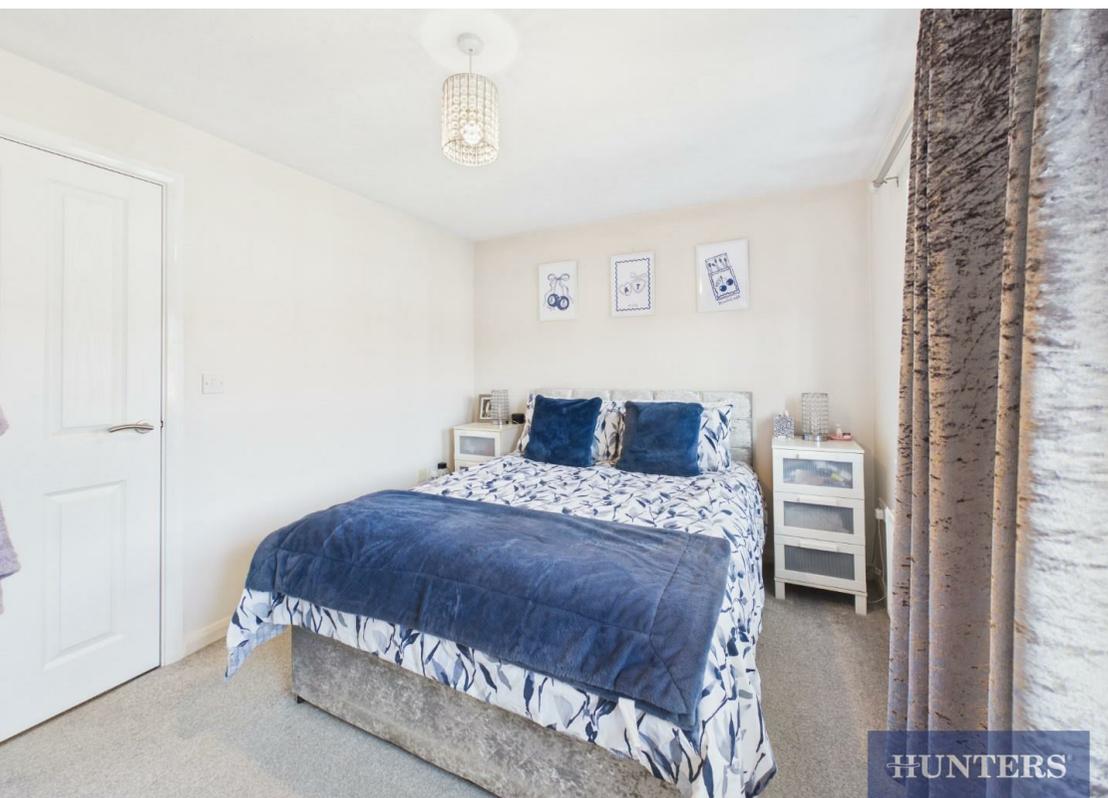




HUNTERS



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Ground Floor



Floor 1



HUNTERS

Approximate total area⁽¹⁾
598 ft²
55.5 m²

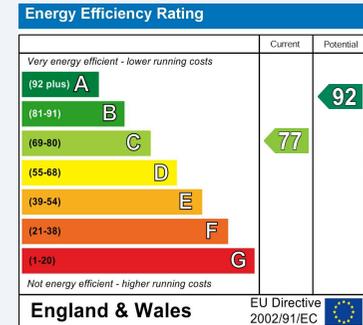
(1) Excluding balconies and terraces

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

GIRAFFE 360

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, 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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