



## Thorn Tree Avenue, Filey, YO14 9NT

- Semi Detached House
- Garage & Off Road Parking
- Viewing Recommended
- Three Bedrooms
- Beautiful Gardens
- EPC Grade: D

**Guide Price £250,000**





# Thorn Tree Avenue, Filey, YO14 9NT

## DESCRIPTION

Nestled in the popular area of Thorn Tree Avenue in Filey, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The kitchen is functional and ready for your culinary adventures, providing ample space for meal preparation and dining. The ground floor also offers a rear sunroom with doors out to the rear garden, a handy utility room and a downstairs WC.

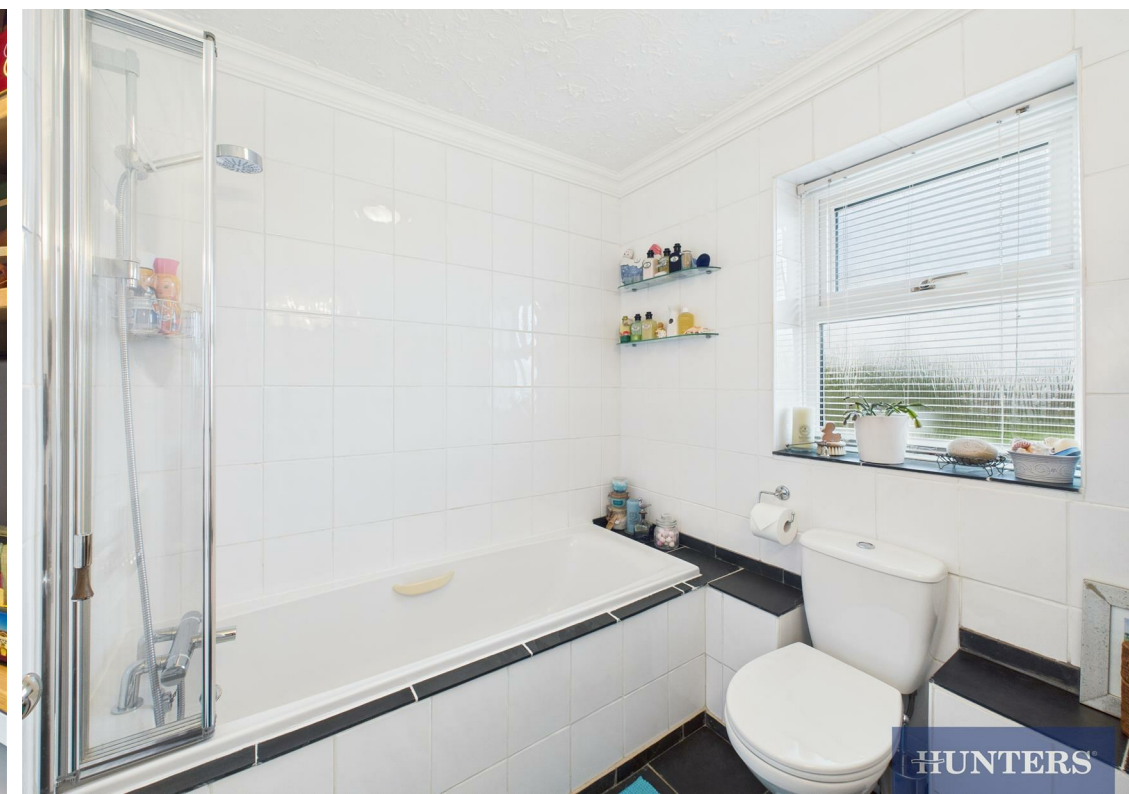
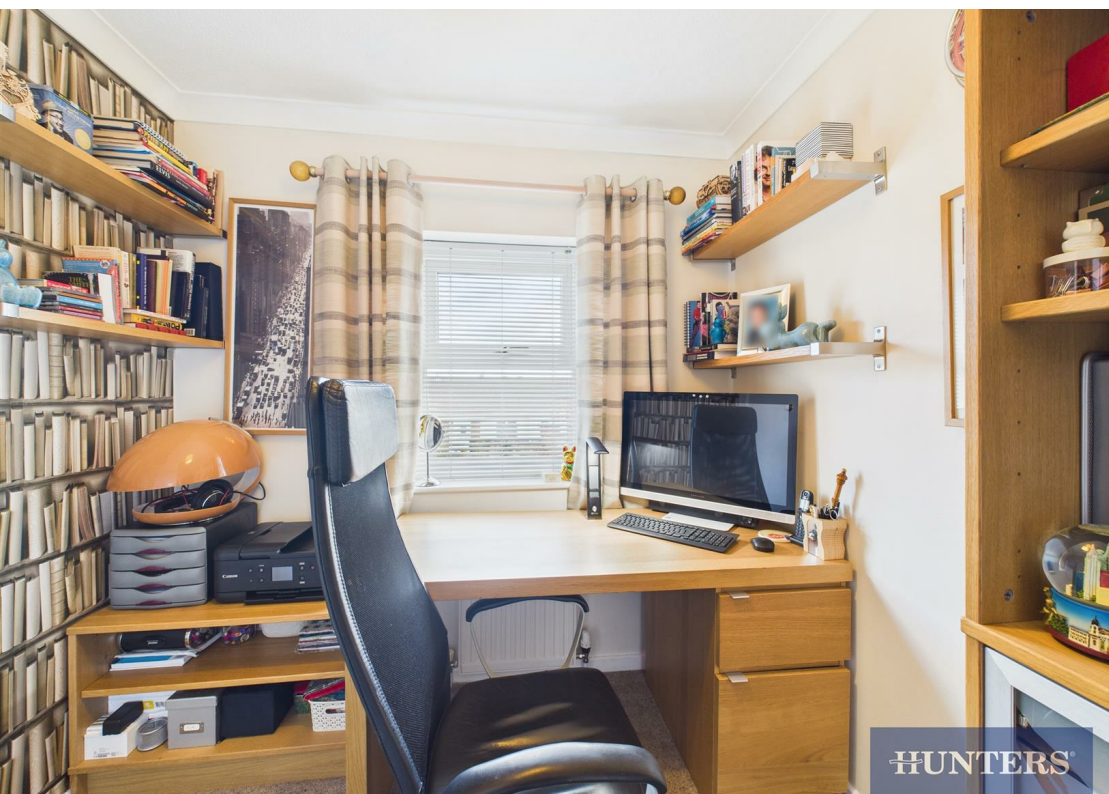
Upstairs, the house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. There are also three well-appointed bedrooms.

Outside, the property boasts a lovely rear garden, offering a private outdoor space where you can enjoy the fresh air, host summer barbecues, or simply unwind with a good book. There is also a delightful summerhouse in the garden that is offered with the property. Additionally, there is parking available to the front and a garage, adding to the convenience of this lovely home.

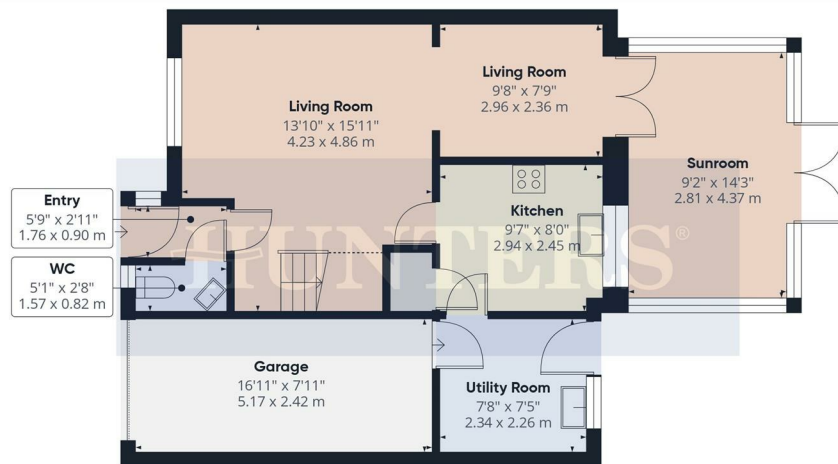
Located in a friendly neighbourhood, this property is close to local amenities and the beautiful coastline of Filey, making it an excellent choice for those who appreciate both community and nature. This semi-detached house on Thorn Tree Avenue is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss your chance to make this charming house your new home.



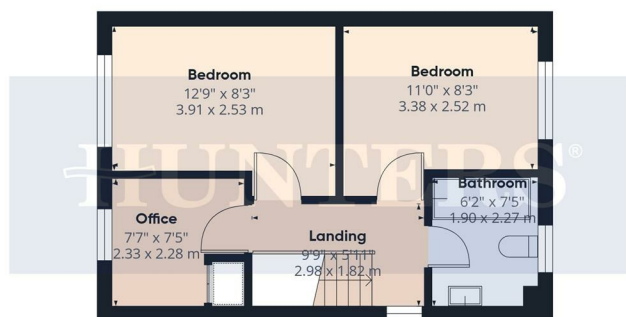








Ground Floor



Floor 1

**HUNTERS**

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

1063 ft<sup>2</sup>

98.7 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

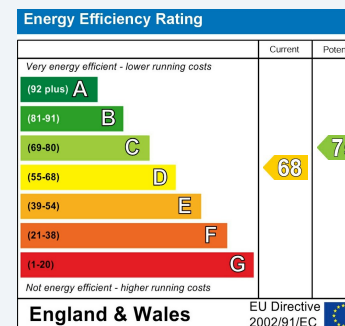
..... Below 5 ft/1.5 m

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

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## 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.