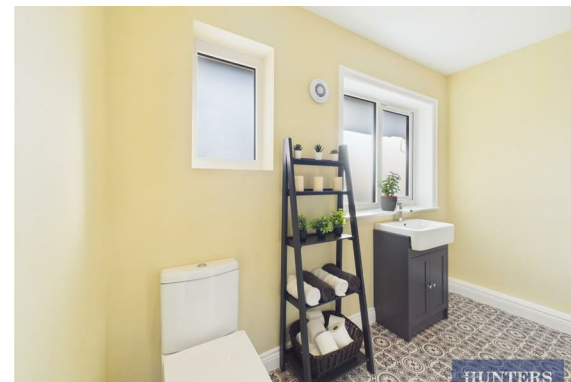




## The Croft, Filey, YO14 9LT

- Semi Detached House
- Beautifully Presented
- Off Road Parking
- No Onward Chain
- Three Bedrooms
- Fully Renovated
- Low Maintenance Garden
- EPC - D

**Asking Price £240,000**



# The Croft, Filey, YO14 9LT

## DESCRIPTION

Hunters are delighted to present this beautifully renovated three-bedroom semi-detached home, located on The Croft in the popular coastal town of Filey, offered to the market with no onward chain.

Situated in a desirable residential area, the property is conveniently close to local amenities and schools, making it an ideal choice for families as well as those seeking a well-connected coastal home.

The property has undergone extensive renovation throughout, creating a modern, move-in ready home finished to a high standard.

Upon entering, you are welcomed into a bright and open entrance hallway, leading through to the main ground floor accommodation. To the front of the property, the spacious living room provides a comfortable and inviting space. Patio doors from the living room open out onto the enclosed rear garden, which has been designed for low maintenance, making it ideal for relaxing or entertaining, and also benefits from off-road parking.

To the rear, the modern kitchen has been thoughtfully updated and features a range of integrated appliances, including a washing machine and dishwasher. The kitchen also provides access to a convenient downstairs WC.

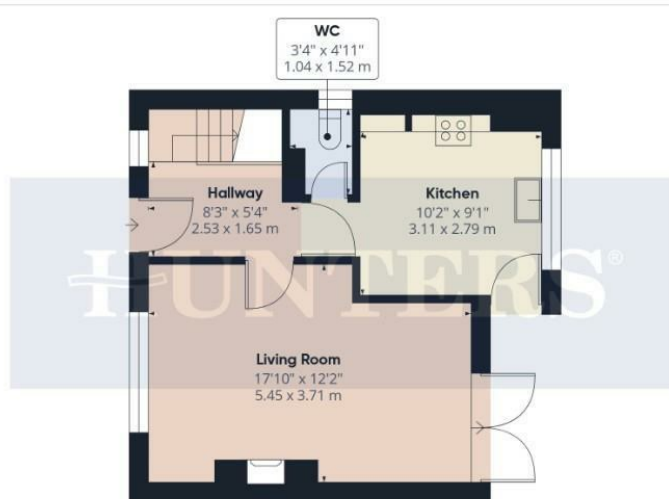
Upstairs, the property offers three bedrooms along with a modern three-piece family bathroom.

Further benefits include a newly installed gas combi boiler and a full renovation throughout, ensuring the property is ready for immediate occupation.

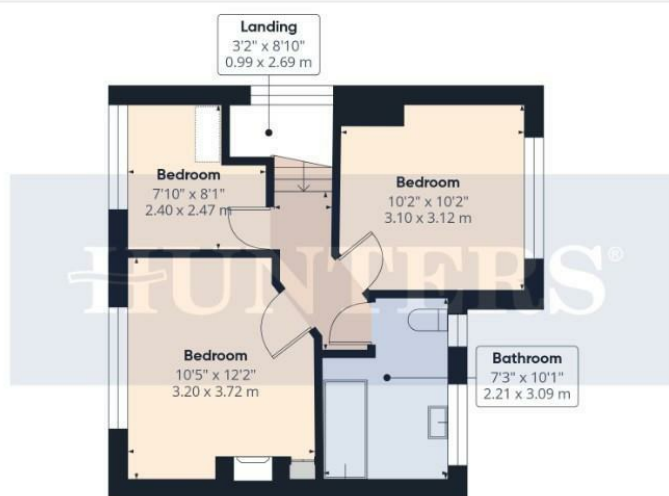
Early viewing is highly recommended.







Ground Floor



Floor 1

### 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>  
780 ft<sup>2</sup>  
72.4 m<sup>2</sup>

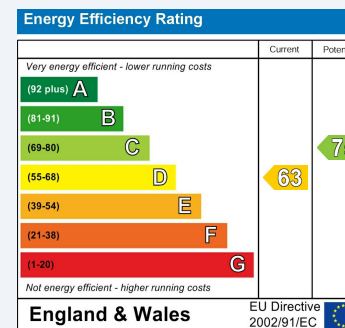
(1) Excluding balconies and terraces

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

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.