



## Church Hill, Reighton, Filey, YO14 9RX

- Semi Detached Cottage
- No Onward Chain
- Beautiful Rear Garden
- Solar Dome
- Two Bedrooms
- Village Location
- Garage & Off Road Parking
- EPC Grade - F

**Asking Price £220,000**





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## DESCRIPTION

Nestled in the picturesque coastal village of Reighton, this delightful two bedroom semi-detached cottage offers a peaceful lifestyle just a short stroll from the stunning Reighton Beach and a convenient drive to the bustling towns of Filey and Bridlington. With Reighton located on a regular bus route, accessibility to local amenities and seaside attractions is seamless.

The home features off-road parking and a generously sized garage, complete with internal lighting—ideal for secure storage or workshop use. Step inside to find a well-designed ground floor layout comprising a spacious living room, a spacious kitchen, a convenient downstairs WC, and a practical hallway linking the living areas.

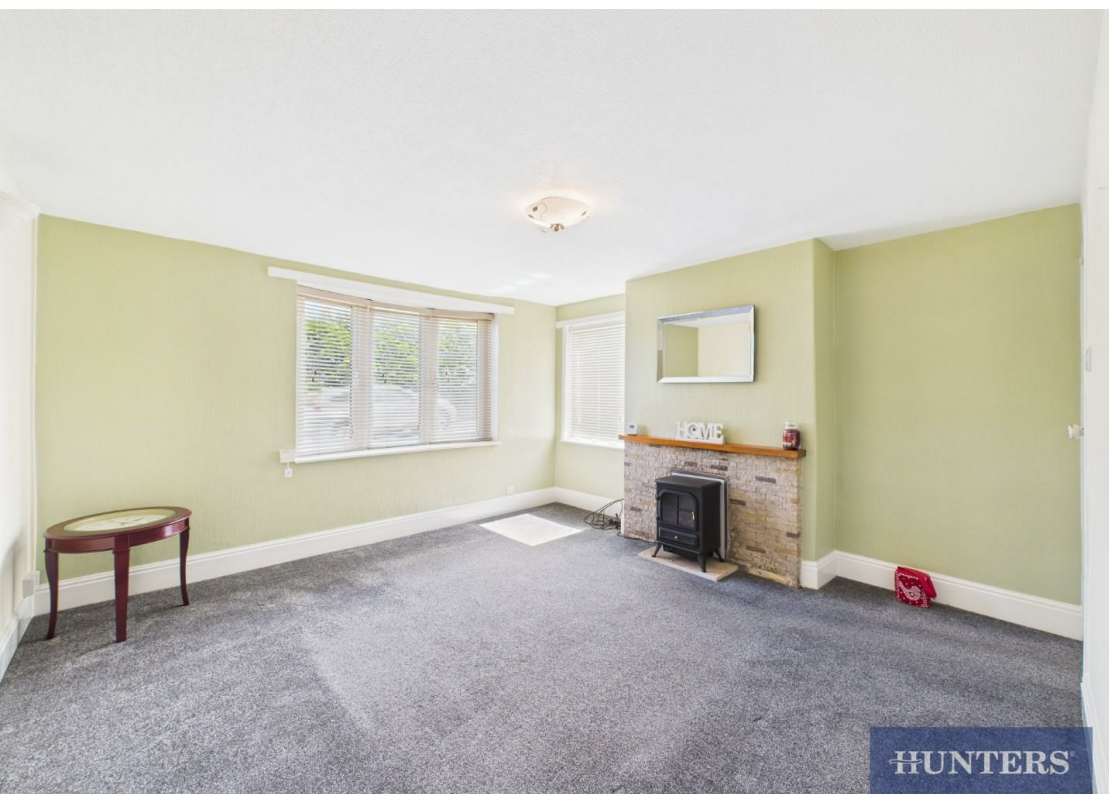
Upstairs, the property boasts two bedrooms and a stylish Jack and Jill bathroom, providing versatile access from both rooms—perfect for families or guests.

Outside, the elevated rear garden is a true highlight. Thoughtfully landscaped with attractive borders, it offers a tranquil retreat enhanced by the presence of a charming solar dome—ideal for enjoying the outdoors year-round.

This property presents a wonderful opportunity for those seeking a coastal lifestyle in a charming village setting, whether as a permanent residence or a seaside retreat.



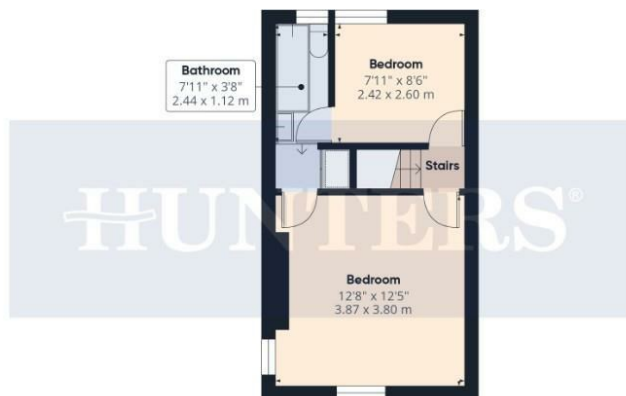








Ground Floor



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>

829 ft<sup>2</sup>  
77 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

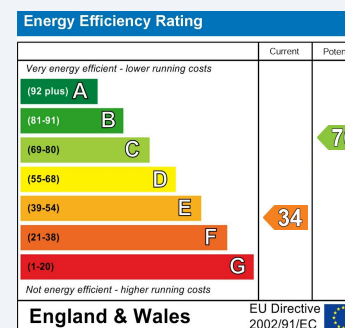
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.