



## Filey Road, Gristhorpe, Filey, YO14 9PH

- Semi Detached House
- Off Road Parking & Garage
- Village Location
- Three Bedrooms
- Summerhouse
- EPC - C

**Asking Price £220,000**

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HERE TO GET *you* THERE

# Filey Road, Gristhorpe, Filey, YO14 9PH

## DESCRIPTION

Set within the charming village of Gristhorpe, this delightful three bedroom semi-detached home offers generous living space, excellent outdoor features and a high level of versatility, making it well suited to families, professionals or those looking for a flexible home environment.

The ground floor features a bright and welcoming living room, enhanced by a gas fire which creates a warm and comfortable focal point, along with useful under-stairs storage. To the rear, the kitchen diner provides a sociable space for everyday living and entertaining, with ample room for dining and direct access out to the garden.

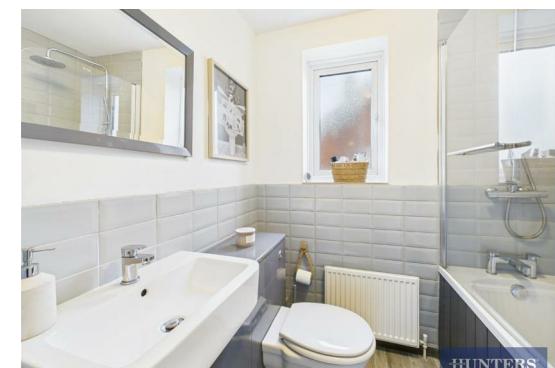
Upstairs, the property offers three bedrooms and a family bathroom, all arranged to suit modern living.

Externally, the property enjoys a large lawned front garden, creating an attractive approach and additional outdoor space. To the rear, the garden offers a private and versatile setting, featuring a superb summerhouse complete with power, electricity and a WC. This fantastic addition lends itself to a variety of uses, including a home office, studio, gym or hobby room.

Further benefits include off-road parking and an additional garage, providing excellent practicality and storage.

Located within easy reach of nearby coastal towns, transport links and everyday amenities, this well-rounded home combines space, comfort and flexibility both inside and out.

Call us today to arrange your viewing!







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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.