



The Croft, Filey

North Yorkshire, YO14 9LT



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Offers In Excess Of
£300,000

HUNTERS[®]
EXCLUSIVE

The Croft, Filey



DESCRIPTION

This beautifully renovated and exceptionally presented four bedroom semi-detached property offers a rare chance to secure a truly impressive family home. One of just two semi-detached homes on offer—its adjoining counterpart currently undergoing a similar high-spec transformation—this property is ready to move into and is offered to the market with no onward chain.

Every inch of this home has been thoughtfully redesigned and refurbished to an exceptional standard, offering stylish, spacious and functional accommodation throughout—perfectly suited for modern family living.

Externally, the property makes a fantastic first impression with a block-paved driveway to the front, providing parking for multiple vehicles. A further paved driveway at the rear offers additional parking or the flexibility to be used as a private seating area. The enclosed rear garden is ideal for children or pets, with two well-maintained lawned areas with trees for added privacy and shade.

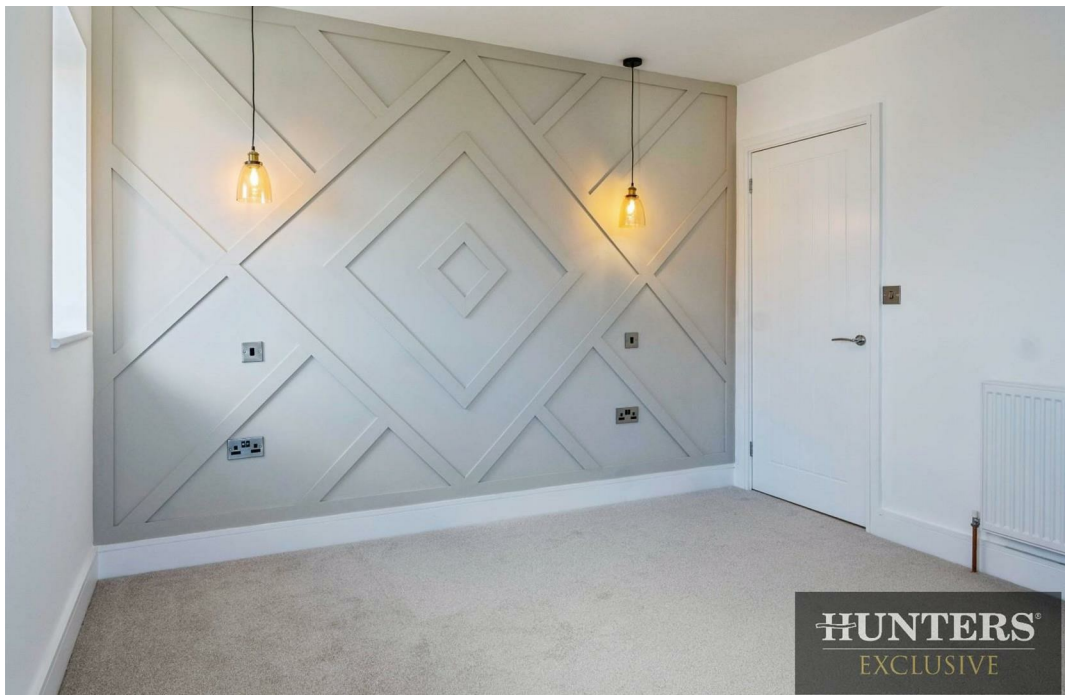
Upon entering, you're greeted by a bright and airy entrance hallway, enhanced by elegant traditional panelling and striking floor tiles that flow seamlessly through to the kitchen/dining area. To the front of the property, a full-glass feature door opens into a spacious living room that has been extended into the former garage space. This elegant room benefits from dual-aspect windows, including a bay window ideal for a reading nook or seating area, and showcases beautiful parquet flooring. A stylish media wall with a mounted inset TV, electric feature fire, and built-in alcoves with lighting completes the space.

To the rear, the heart of the home is the open-plan kitchen and dining area—perfect for entertaining or relaxed family living. The dining area features a charming chimney breast with wooden mantle, ideal for adding a stove or fire feature. The kitchen itself is a showstopper: centred around a large island with underlighting, it features modern shaker-style wall and base units with wooden worktops, an eye-level electric oven and grill, electric hob, integrated fridge freezer and dishwasher, and a convenient understairs storage cupboard. A recently added utility room with an integrated washing machine and ground floor WC enhance practicality, while patio doors open directly onto the rear garden.

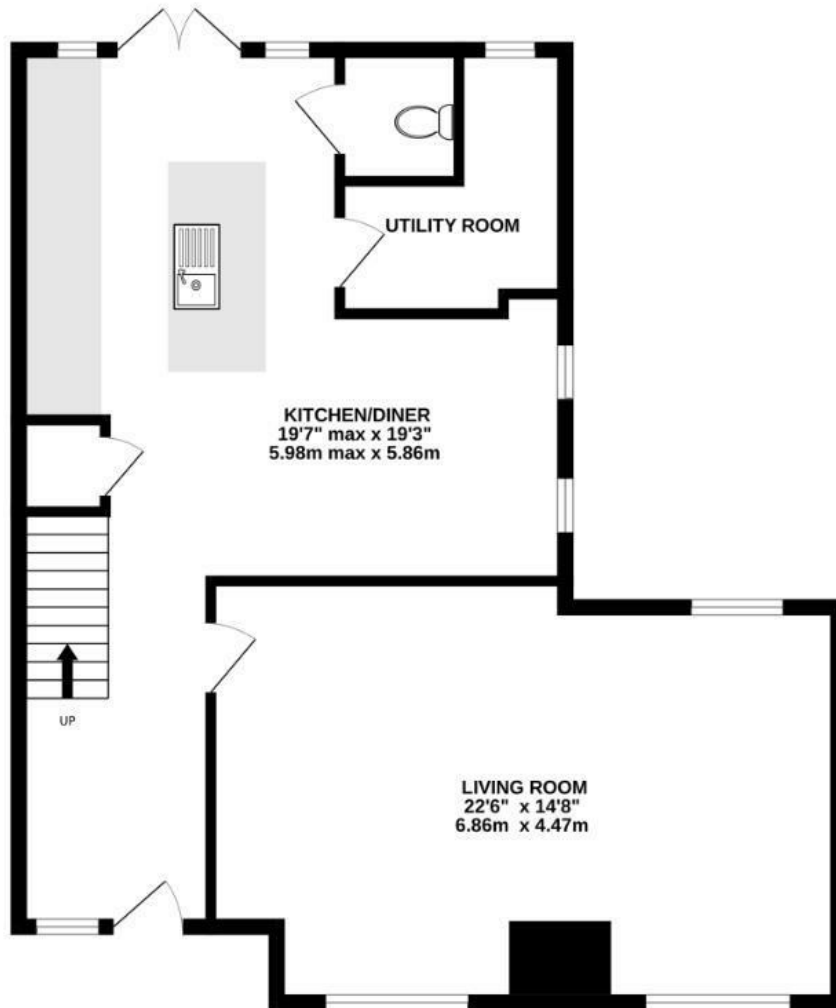
Upstairs, the attention to detail continues with the panelled landing leading to four generously sized bedrooms, including a luxurious principal suite complete with an ensuite shower room. The remaining bedrooms are served by a beautifully designed family bathroom, featuring a vaulted ceiling, marble floor and wall tiles, floating vanity unit, toilet, and freestanding bath.

Additional features include gas central heating, UPVC double glazing, and premium finishes throughout, from light switches and taps to doors and flooring. The current owners have lovingly taken this property back to brick and spared no expense in creating what is undoubtedly one of the most desirable homes currently on the market.

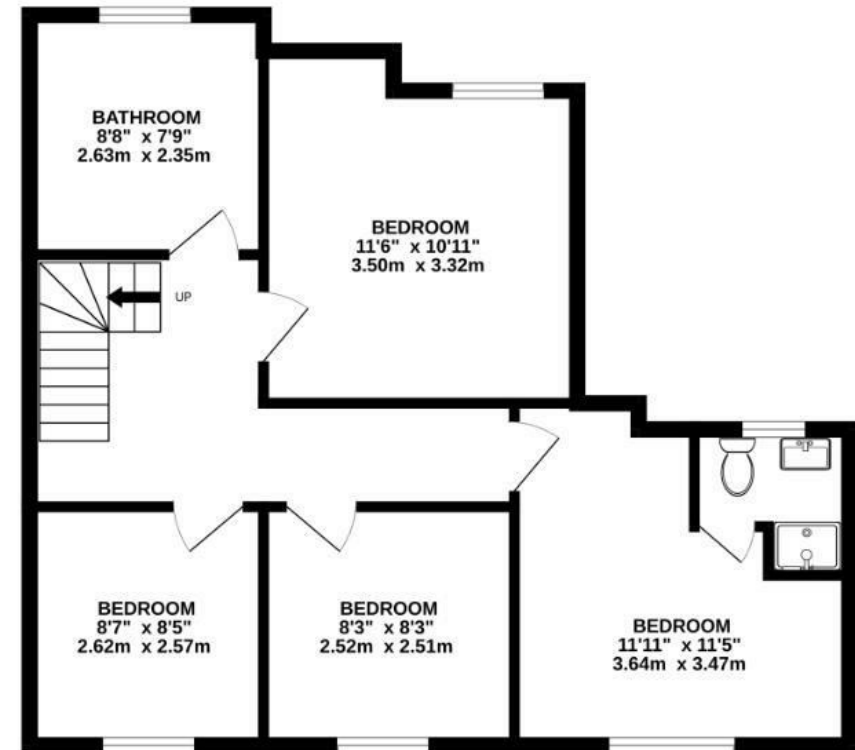
This exceptional property must be viewed internally to fully appreciate its quality, design and space. Whether you're looking for a forever family home or a second home by the sea, this is a truly unmissable opportunity.



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.

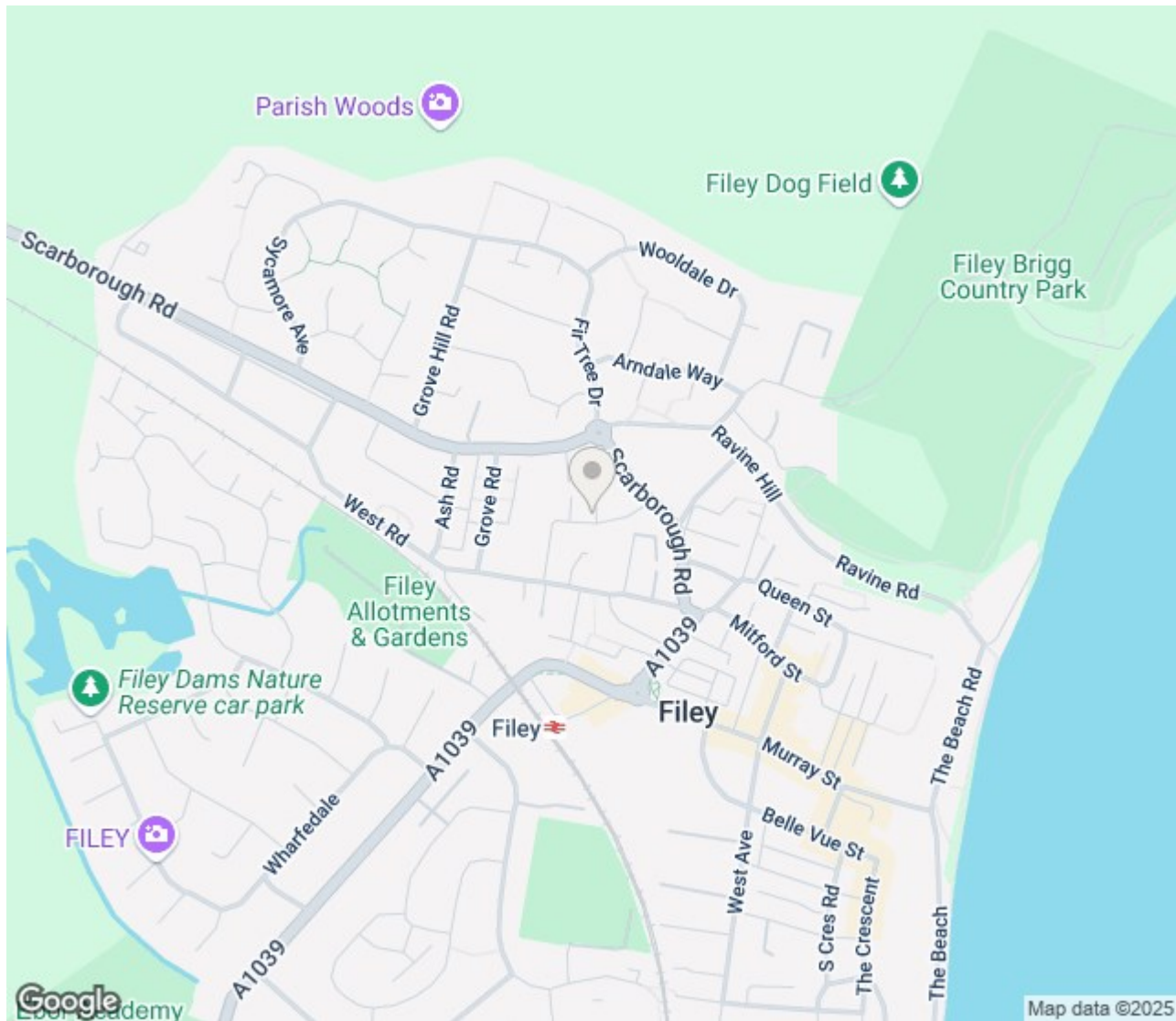


TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(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 	

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.

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