



## Station Avenue, Filey, YO14 9AE

- Semi Detached House
- Off Road Parking & Outdoor Space
- Three Reception Rooms
- EPC Grade: D
- Six Double Bedrooms
- Fantastic Family Home
- Three Bathrooms

**Asking Price £310,000**

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Hunters are delighted to bring to the market this substantial six-bedroom semi-detached home, ideally positioned in the heart of Filey, offering generous and versatile accommodation across three floors.

The ground floor comprises a welcoming entrance hallway leading to two well-proportioned reception rooms, providing flexible living space ideal for families. A separate dining room flows seamlessly into a modern fitted kitchen, creating a sociable layout perfect for everyday living and entertaining. A useful laundry room and ground floor WC add further practicality.



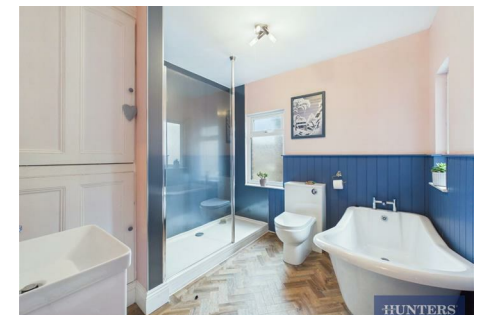
To the first floor are three spacious bedrooms and a contemporary family bathroom. The principle bedroom benefits from an ensuite and fitted wardrobes. The second floor continues to impress with three further bedrooms and an additional shower room, making this an ideal home for larger families, multi-generational living or those requiring home office space. The property is well presented throughout, offering a ready-to-move-into finish.

Externally, the property benefits from low-maintenance outdoor space to both the front and rear. To the rear, there is the added advantage of off-road parking — a valuable feature in this central location.



Situated centrally within Filey, the property is within comfortable walking distance of the town centre, shops, supermarkets, bus and train stations, primary and secondary schools, doctors and a range of restaurants. Filey's award-winning beach is also nearby, along with its beautiful gardens and parks, making this an excellent setting for family life.

A fantastic opportunity to acquire a spacious and well-located family home in one of Filey's most convenient areas. Early viewing is highly recommended.



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## HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 2109 ft<sup>2</sup>  
 195.8 m<sup>2</sup>  
 Reduced headroom  
 84 ft<sup>2</sup>  
 7.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

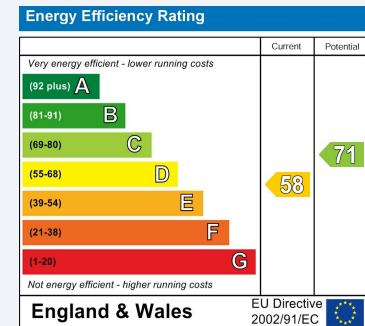
Reduced headroom  
 ----- Below 5 ft/1.5 m

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

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.

### 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.



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