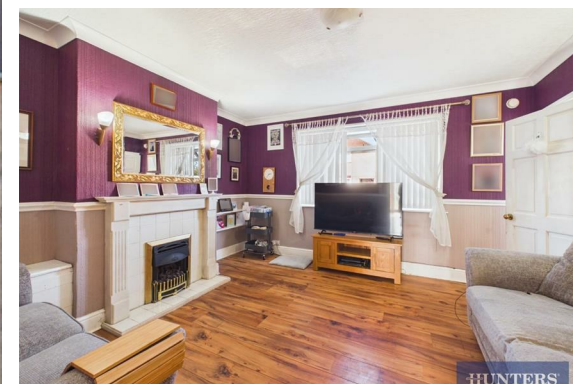




West Road, Filey

- Semi-Detached House
- Ample Kitchen/Diner
- Beautifully Maintained Garden
- Three Spacious Bedrooms
- Garage & Useful Outbuilding
- EPC Grade: D

Guide Price £180,000



West Road, Filey

DESCRIPTION

Hunters are delighted to bring to the market this three-bedroom semi-detached home, ideally positioned on West Road in the popular coastal town of Filey. Offering a fantastic combination of generous living space, a sizeable rear garden, garage and versatile additional space, the property has plenty to offer a wide range of buyers. Whether searching for a family home, somewhere with room to grow or a property to make your own, this well-proportioned home provides an exciting opportunity in a convenient Filey location.

The ground floor begins with an entrance hallway leading into a spacious living room, which benefits from a traditional fireplace and provides a welcoming main reception space. To the rear is a fitted kitchen with adjoining dining/sitting area, creating a practical and sociable space for everyday family life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access outside. A convenient ground-floor WC and separate storage room complete the ground floor.

To the first floor are three well-proportioned bedrooms, including a generous main bedroom with extensive fitted wardrobes offering excellent storage. One of the bedrooms also benefits from a fitted ladder leading to a spacious loft room, offering versatile additional space that could be used as an extra room or further storage. The family bathroom serves the first floor.

Outside, the property enjoys a generous rear garden, mainly laid to lawn with established borders and plenty of room for seating, outdoor dining, entertaining or children to play. The garden offers a pleasant degree of privacy and provides an excellent setting for enjoying the warmer months. A garage and separate shed with electrics add valuable storage and could offer further potential for a workshop, hobby space or practical utility use.

Early viewing is highly recommended to appreciate all this property has to offer.



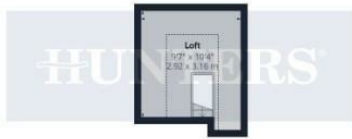




Ground Floor



Floor 1



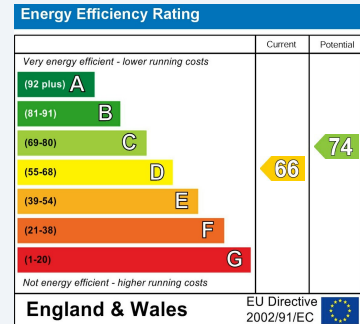
Floor 2



HUNTERS®

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.



Approximate total area⁽¹⁾

1232 ft²

114.5 m²

Balconies and terraces

154 ft²

14.3 m²

Reduced headroom

74 ft²

6.9 m²

(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

Viewings

Please contact 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.



7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com <https://www.hunters.com>



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.