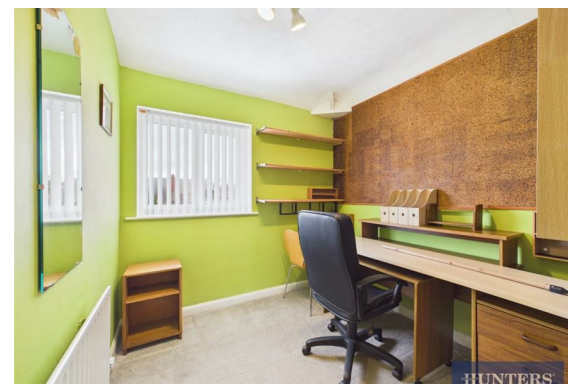




## Rowan Avenue, Filey, YO14 9NB

- Semi Detached House
- No Onward Chain
- Off Road Parking & Gardens
- Three Bedrooms
- Two Reception Rooms
- EPC Grade: D

**Offers Over £180,000**



# Rowan Avenue, Filey, YO14 9NB

## DESCRIPTION

Offered to the market with NO ONWARD CHAIN, this well-proportioned three bedroom semi-detached home presents an excellent opportunity for a range of buyers and is ideally situated within the popular seaside town of Filey, within walking distance of the local primary school.

The ground floor accommodation briefly comprises an entrance hallway leading into a generous living room, providing a comfortable and welcoming space to relax. To the rear, the kitchen offers a range of fitted units and ample worktop space, with access through to a bright sunroom which overlooks the rear garden and provides a versatile additional reception space – ideal as a dining area, garden room or home office. A useful pantry adds further practicality.

To the first floor, the property offers three bedrooms, including two well-proportioned doubles and a further single bedroom, along with a family bathroom and landing with access to all rooms.

Externally, the home benefits from off-road parking and a low maintenance front garden, while to the rear lies a generously sized enclosed garden – a fantastic outdoor space featuring a summerhouse, two sheds, a greenhouse and a raised fish pond. The garden offers excellent potential for keen gardeners, families or those simply looking to enjoy outdoor living.

The property further benefits from gas central heating throughout.

Filey is a charming and highly regarded coastal town, well known for its award-winning beach, attractive parks and gardens, and a wide selection of shops, cafés, restaurants and traditional public houses. The town also offers convenient transport links and a welcoming community feel, making it an appealing place to call home.

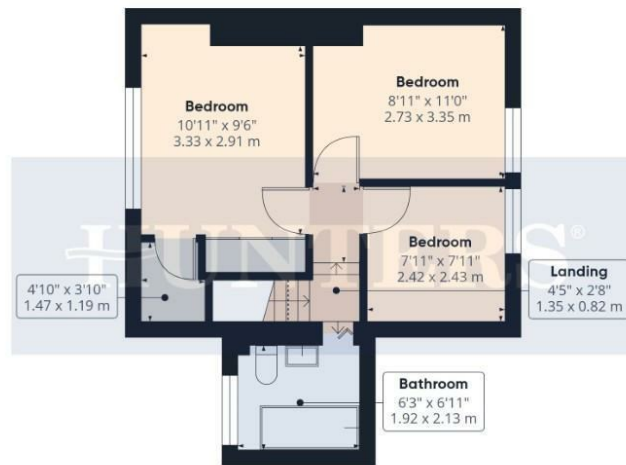
Early viewing is highly recommended to appreciate the space, setting and potential this property has to offer.







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>

864 ft<sup>2</sup>  
80.3 m<sup>2</sup>

#### Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

#### Reduced headroom

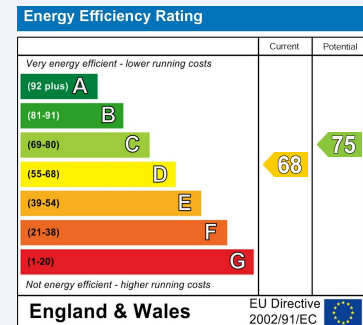
Below 5 ft/1.5 m

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.