



Sixton Place, Gristhorpe, Filey, YO14 9FE

- Semi Detached House
- Village Location
- Built in 2022
- Two Bedrooms
- Off Road Parking
- EPC - C

Offers Over £185,000



Sixton Place, Gristhorpe, Filey, YO14 9FE

DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, situated on the popular Sixton Place in the village of Gristhorpe. Completed in 2022, the property is presented in excellent condition throughout and offers modern, well-planned accommodation ideal for those looking for a home that is ready to move straight into.

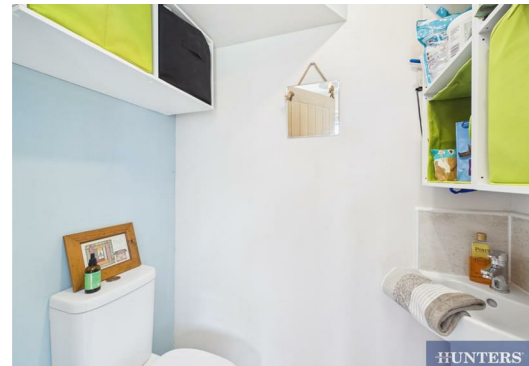
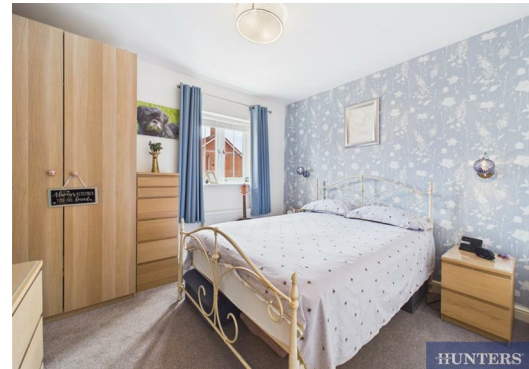
The ground floor comprises a welcoming entrance hall leading into a bright and comfortable living room, providing a versatile space for relaxing and entertaining. To the rear is a modern kitchen/diner, offering a good range of units, useful storage and ample space for dining. Double doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space. A convenient downstairs WC completes the ground floor.

To the first floor are two well-proportioned bedrooms, with the accommodation served by a modern three piece family bathroom.

Outside, the property benefits from a private driveway providing off-street parking, while to the rear is a beautiful and well-maintained garden offering an excellent space for outdoor dining, entertaining or simply relaxing.

The property is ideally situated for access to the popular coastal town of Filey. Gristhorpe also provides access to a number of countryside walks and bridleways, while the A64 is within easy reach for those commuting further afield.

A fantastic modern home combining excellent presentation, a practical layout and attractive outdoor space, with the added benefit of being constructed in 2022. An early viewing is highly recommended.







Ground Floor



Floor 1

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.

HUNTERS

Approximate total area⁽¹⁾
551 ft²
51.2 m²

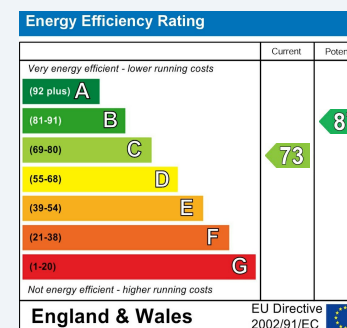
(1) Excluding balconies and terraces

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.