



## St. Helens Lane, Reighton, Filey, YO14 9SB

- Semi Detached House
- Front and Rear Gardens
- Loft Room
- Three/Four Bedrooms
- Ample Off Road Parking
- EPC Grade - E

**Guide Price £230,000**





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Offered to the market is this spacious and extended four-bedroom semi-detached home, nestled in the peaceful village of Reighton—just a short walk from Reighton Sands beach and within easy reach of Filey, Bridlington, and Scarborough.

Inside, the home features a welcoming porch and entrance hall, a generous lounge with electric fire, and a spacious kitchen with room for a washer, cooker, and American-style fridge freezer. The rear extension adds a stylish dining room with patio doors opening onto the garden which could be used as an additional bedroom, a convenient downstairs shower room, and a utility room.



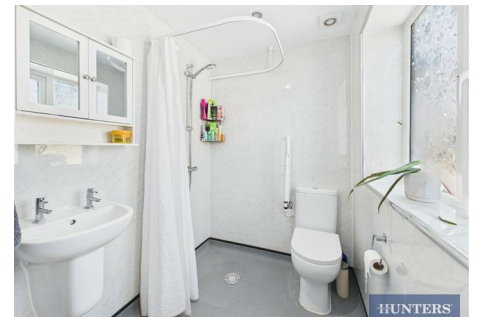
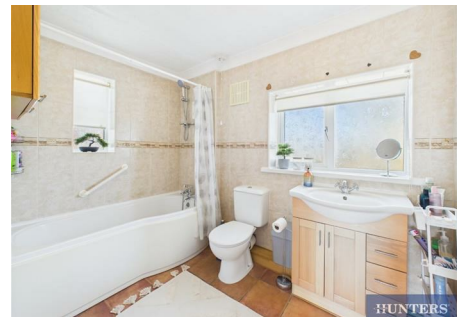
Upstairs, you'll find the main bedroom with fitted wardrobes, two further bedrooms—one with lovely views over farmland—and a modern three-piece bathroom. A versatile loft room offers potential as a home office or dressing room.

Outside, the large front garden offers off-street parking for several vehicles. The private rear garden is a real highlight, with lawn, fruit trees, patio areas ideal for entertaining, a summerhouse-turned-bar, storage shed, and a generous workshop.



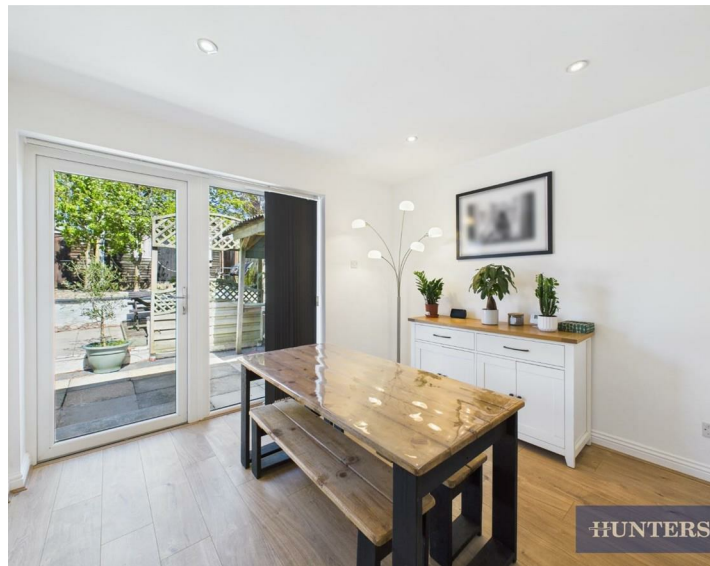
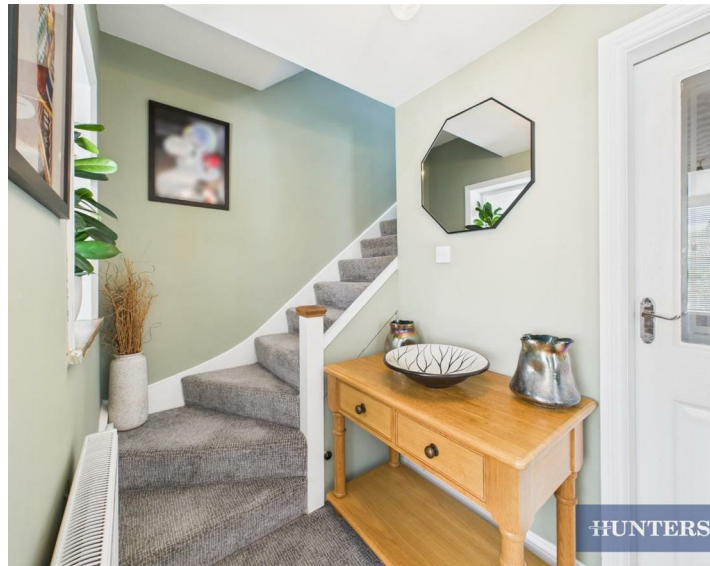
The property benefits from oil-fired central heating and has seen recent updates and cosmetic improvements.

Don't miss out—call now to arrange your viewing of this fantastic family home!





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## HMRC

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 Coadjute and they charge a fee for this service.



### Viewings

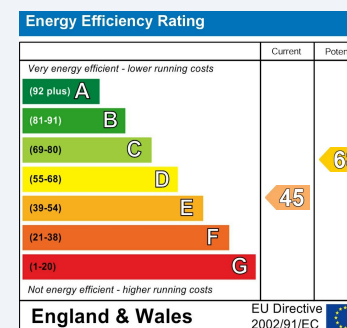
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.