



Windmill Drive, Filey

- Semi-Detached House
- Bathroom & En-Suite
- Downstairs WC
- Close To Local Amenities
- Three Bedrooms
- Front & Rear Garden
- Driveway With Car Port
- EPC: B

Guide Price £225,000

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Windmill Drive, Filey

DESCRIPTION

Hunters are pleased to bring to the market this stunning three bedroom semi detached house located on the popular Mill Meadows development in Filey. The property is conveniently located close to the various local amenities on offer including schools, shops, restaurants, and the award-winning beach.

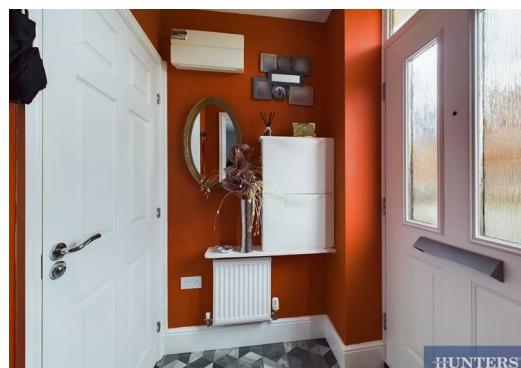
The property comprises of a lounge offering a spacious area for family living. The kitchen/diner is fitted with modern wall and base units with an integrated oven, hob, dishwasher, washing machine and fridge freezer and a perfect space for a dining table and chairs. There are double doors leading out the kitchen into the rear garden. There is also a separate WC on the ground floor.

To the first floor are three bedrooms with the master bedroom benefiting from an en-suite. There is also a family bathroom featuring a three piece bathroom suite with shower over the bath.

The property has gas central heating and UPVC double glazing throughout. There is also a part-boarded loft with ample fitted shelving, and TV and aerial points in all three bedrooms, lounge and kitchen!

To the front of the property is a gravelled area with a driveway offering parking for multiple cars and a car port. To the rear of the property is a fully enclosed garden which is mostly laid to lawn with a separate patio area perfect for entertaining. The property also benefits from two sheds with power and lighting - ideal for storage, a gate providing side access, an outside tap and double covered electrical socket.

Call the office today to arrange a viewing!







Floor 1

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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



Approximate total area⁽¹⁾

819sqft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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