



## Mill Meadows Lane, Filey, YO14 0FB

- Detached House
- NHBC Warranty
- Four Bedrooms
- Modern Kitchen & Bathrooms
- Single Garage & Off Road Parking
- EPC Grade: B

Offers Over £300,000

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Nestled in the charming seaside town of Filey, this modern and well-maintained 4-bedroom detached home offers an exceptional living experience. With the added benefits of a detached single garage, off-road parking, and a few years remaining on its NHBC warranty, this property is the perfect blend of comfort and peace of mind.

Upon entering, you're welcomed by a spacious entrance hall that sets the tone for the generous proportions throughout. The ground floor boasts a large living room, offering ample space for a dining table and chairs, perfect for entertaining or family gatherings. The modern kitchen features a sleek design with wall and base units, a gas hob, electric oven, integrated freezer and dishwasher and a tiled floor, catering to all your culinary needs. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. The main bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom. The neutral and contemporary décor throughout provides a versatile canvas, ready for you to add your personal touch.

The exterior is equally impressive, with a good-sized rear garden. Whether it's enjoying a summer barbecue or growing your own produce, this outdoor space offers endless possibilities.

Situated in a sought-after residential area, the property is ideally located near highly regarded primary and secondary schools. For those who enjoy coastal living, the beach is just a pleasant walk away, making this home perfect for families or anyone looking to enjoy the best of Filey's seaside charm.

This property truly offers a fantastic opportunity to own a modern family home in a popular location. Early viewing is highly recommended!



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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

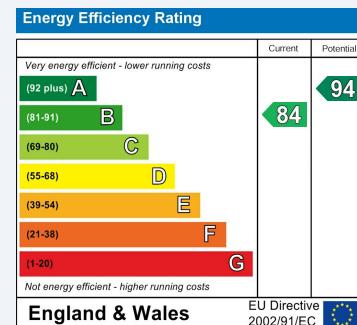
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## ENERGY PERFORMANCE CERTIFICATE

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.