



**Mill Meadows Lane, Filey**

YO14 0FB

**Offers Over £360,000**



**4**



**3**



**2**



**B**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Mill Meadows Lane, Filey

## DESCRIPTION

Welcome to this captivating 1426 square feet two-story home that exudes elegance and comfort and benefits from over 7 years of NHBC warranty left, ensuring peace of mind for the new owners. Situated on the ever-popular Mill Meadows estate, this property is in a sought after location and would suit a magnitude of buyers. Conveniently located opposite from Filey secondary school and only a short distance to Filey town centre and stunning beach, you are never too far from all the amenities required making this property perfect for a growing family, or those looking for a coastal home with fantastic walks nearby.

As you enter the property, you are welcomed by a spacious entrance hall that provides access to a convenient downstairs cloakroom and a light and airy living room with a front aspect bay window and patio doors to the rear garden. On the other side of the hall sits a large open plan kitchen / dining area, perfect for entertaining friends and family. The kitchen is modern with shaker style wall and base units, breakfast bar and integrated appliances such as fridge/freezer, dishwasher, gas hob and electric oven. Conveniently located just off the kitchen is the utility room which also provides access to the rear garden, alongside an integrated washing machine, sink with drainer and housed combination boiler.

To the first floor are four well-appointed bedrooms which provide both style and functionality. The principle bedroom boasts a modern ensuite shower room, whilst the other three bedrooms share the contemporary family bathroom which offers a shower over bath, low level WC and sink with pedestal.

Externally, this fantastic family home offers a detached garage and ample off road parking with both front and rear gardens. The rear garden truly is the showstopper with this property after undergoing extensive improvements by the current owners. There are two large patio areas, pergola and large summerhouse/garden room which benefits from power and lighting. The garden room is currently set up as an additional living area, with sliding doors opening out into the garden.

This property is sure to be popular, and we would encourage an internal viewing to appreciate all this property has to offer. Call us now to arrange your appointment!











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Approximate total area<sup>(1)</sup>

1383.38 ft<sup>2</sup>

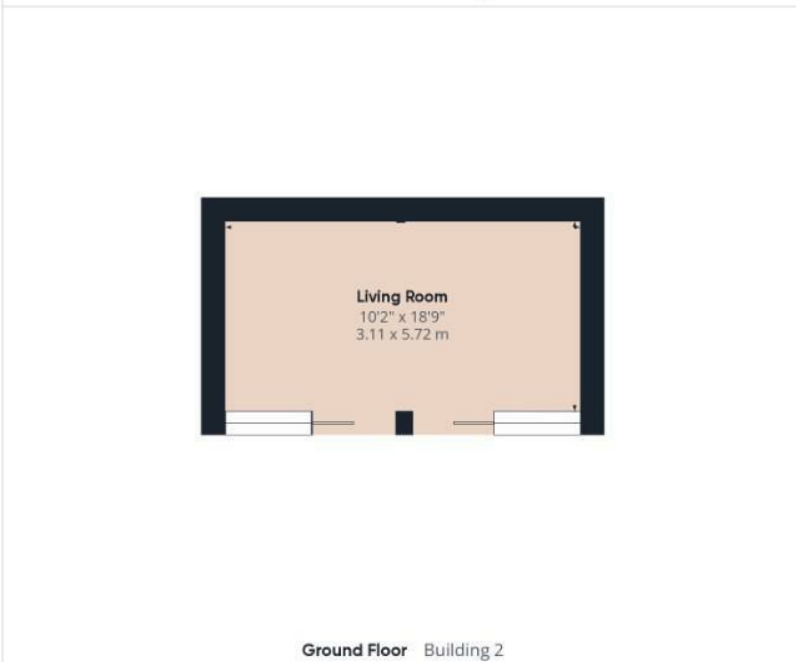
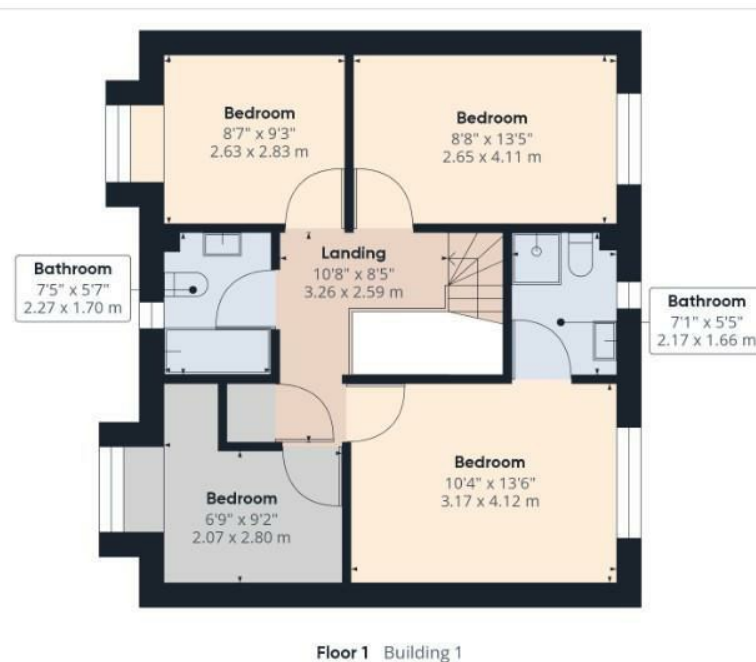
128.52 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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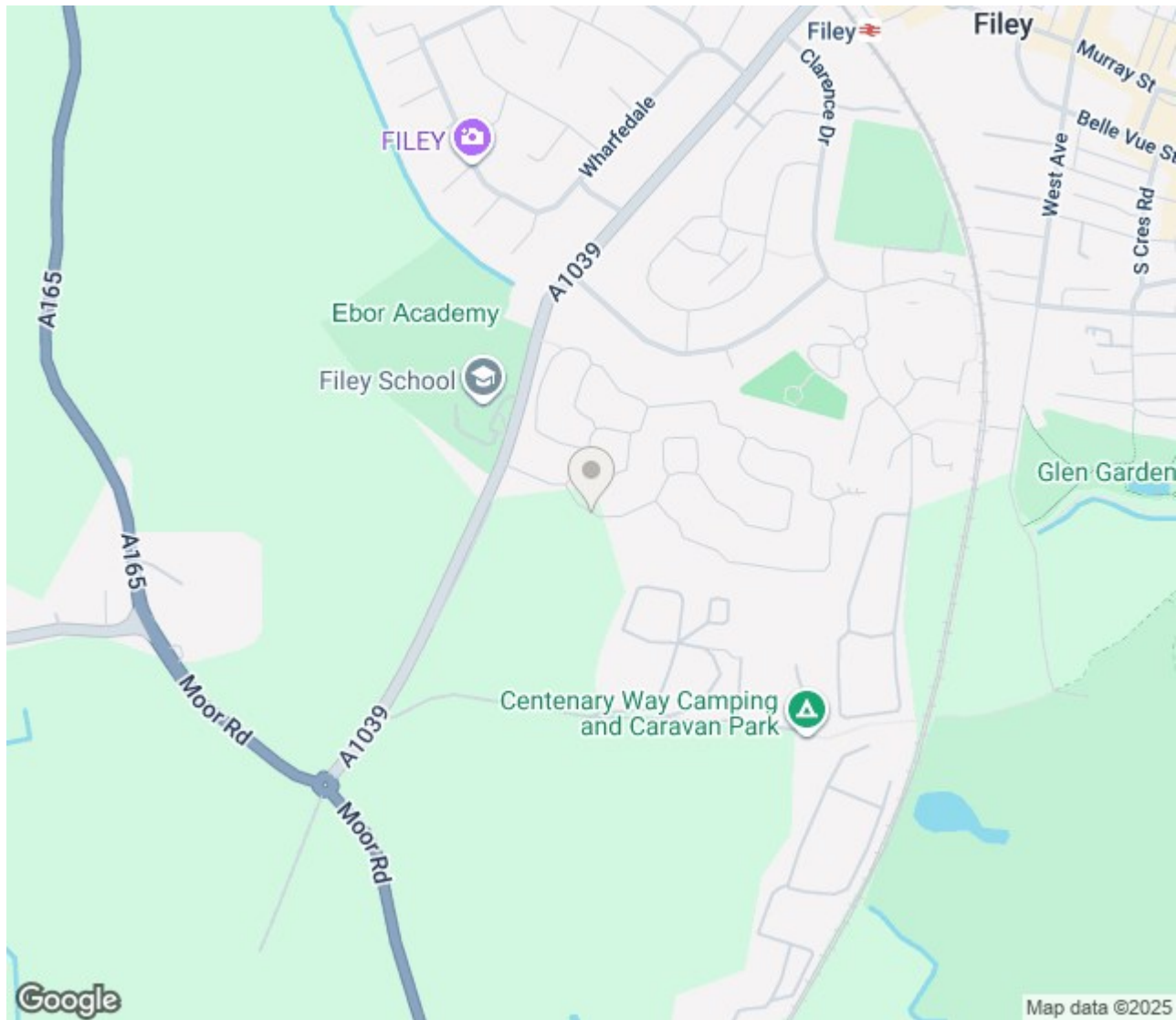


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### Thinking of Selling?

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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 