



## Muston Road, Filey, YO14 0BU

- Semi-Detached House
- No Onward Chain
- Well Presented
- Three Bedrooms
- Off Road Parking
- EPC Grade - D

**Offers In The Region Of £240,000**

**HUNTERS**  
HERE TO GET *you* THERE



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Nestled in the delightful seaside town of Filey, this well-located three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or those looking to relocate to the coast. Just a short stroll from the town's amenities, train station, and stunning beach, this property provides both convenience and coastal charm.

This exceptional family home presents a welcoming ground floor, beginning with an inviting entrance hall that seamlessly leads into a spacious open-plan dining room. Featuring patio doors that open onto the rear patio, this area is perfect for both everyday dining and entertaining. An archway flows into the bright and airy living room, which is beautifully enhanced by a charming bay window and a feature fireplace, creating a warm and inviting atmosphere.



The modern kitchen, accessible from the dining room, is thoughtfully designed with a range of wall and base units, a convenient breakfast bar, an integrated oven and grill, a gas hob, and ample space for white goods. Towards the rear of the property, a practical back entrance hall leads to a downstairs WC, adding to the home's functionality.

Ascending to the first floor, you will find three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes for ample storage. The bedrooms are served by a generously sized, four-piece family bathroom.

Externally, the property features a low-maintenance paved front garden, while the rear showcases a private patio—ideal for alfresco dining or relaxation. A gravelled driveway provides secure off-road parking with gated access, ensuring both convenience and peace of mind.

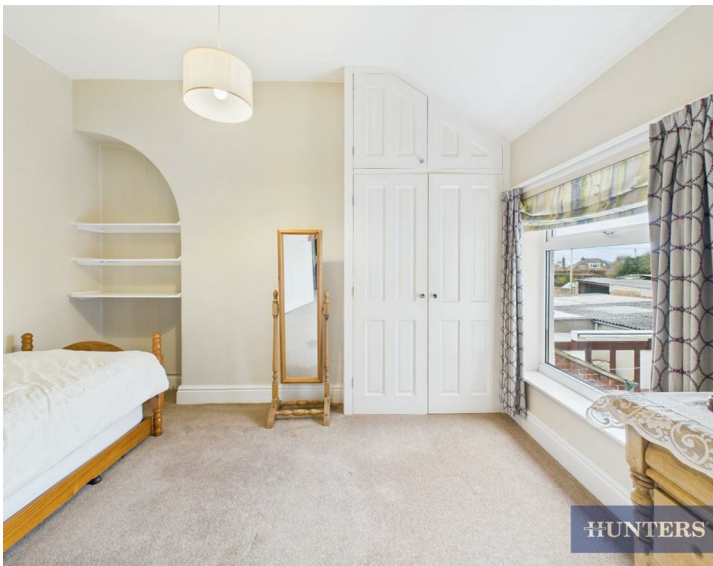
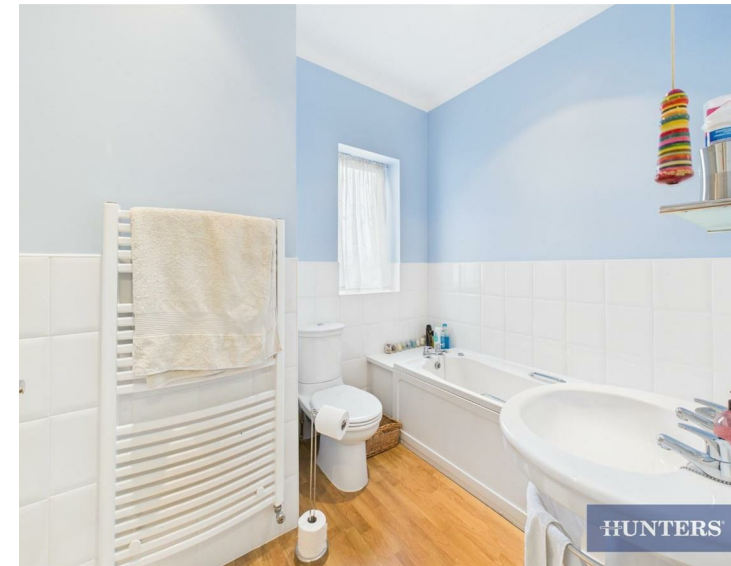


The property offers UPVC double glazing and gas central heating throughout, and is offered to the market with no onward chain.

We are sure this property will be popular, and would encourage an early viewing to avoid missing out. Call us today!



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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 Kotini and they charge a fee for this service.





### Viewings

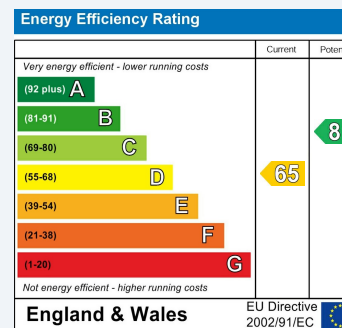
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.