



Grange Avenue, Filey, YO14 0AT

- Extended End Terrace House
- Three Bedrooms
- Good Sized Corner Plot
- Garage & Off Road Parking
- No Onward Chain
- EPC Grade - D

Asking Price £190,000

Grange Avenue, Filey, YO14 0AT



Hunters are pleased to bring to the market this fantastic extended end of terrace house situated on Grange Avenue in Filey which is being sold with no onward chain. This property is located within close proximity to both primary and secondary schools, and walking distance to both Filey town centre and award winning beach. The home would suit a magnitude of buyers from those looking to upsize, relocate to the coast or invest. Filey offers regular transport links to neighbouring towns and villages, and has ample amenities from shops to doctors, dentists and cafes.

Upon entering the property you are welcomed by a convenient entrance porch and hall which provides access to a light and airy living room with feature fireplace and sliding doors to the garden. This home also boasts a spacious dining room that opens into a galley kitchen to the rear. The kitchen offers both wall and base units, gas hob and electric oven with a door providing seamless access to the rear garden. The ground floor also provides a downstairs WC and internal access to the attached garage to the side.



On the first floor you'll find three well-proportioned double bedrooms, a spacious main bathroom, and the convenience of a separate WC. The thoughtful design ensures flexibility and privacy, making it perfect for modern living. This property also offers great potential for the addition of a fourth bedroom. There is currently a great sized loft that has been converted with power and lighting, but would just need the relevant works carried out to the stairs.

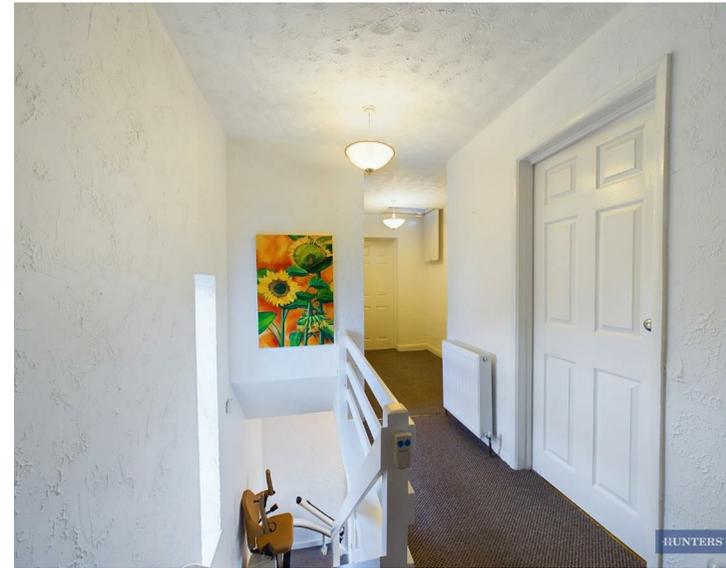
Being positioned on a corner plot, this property offers front, side and rear gardens creating a great space for both relaxing and entertaining family and friends. There is off road parking available to the front and a good-sized garage for additional parking or storage.



We would encourage an internal viewing to appreciate all this property has to offer. Call us today to arrange your appointment!



Grange Avenue, Filey, YO14 0AT



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.



Approximate total area⁽¹⁾
1563.12 ft²
145.22 m²

Reduced headroom
52.18 ft²
4.85 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

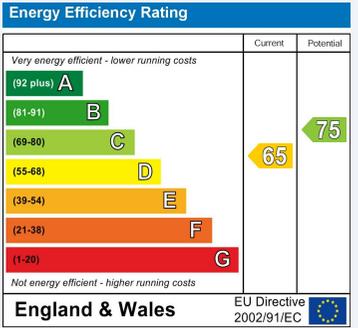
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Viewings

Please contact 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.



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

