



**Reighton Court, Filey**  
YO14 9BL

Asking Price £350,000



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# Reighton Court, Filey

## DESCRIPTION

Welcome to this beautifully presented three-bedroom link-detached home, set in the picturesque village of Reighton. This unique property features a blend of character and contemporary design, complete with a garage, office, and carefully designed living spaces. Perfect for families, professionals, or anyone seeking a coastal lifestyle with village charm.

Upon entry, you're greeted by a spacious hallway, warmly lit by a stunning stained glass feature window that sets the tone for the home's unique character. Off the hallway is a convenient downstairs WC, leading into a bright and airy living room. This inviting space is enhanced by an exposed brick wall feature, adding a rustic touch that complements the home's modern comforts and a log burning fire place. Across the hall, you'll find the open-plan kitchen and dining area, designed with entertaining in mind. The kitchen boasts sleek cabinetry and integrated appliances such as a dishwasher and a Belling Cooker perfect for culinary needs. Adjacent to the kitchen is a utility room that benefits from a unique feature, a carefully designed opening in the wall that allows natural light from the dining area to fill the space. This architectural detail creates a bright, welcoming atmosphere in the utility room.

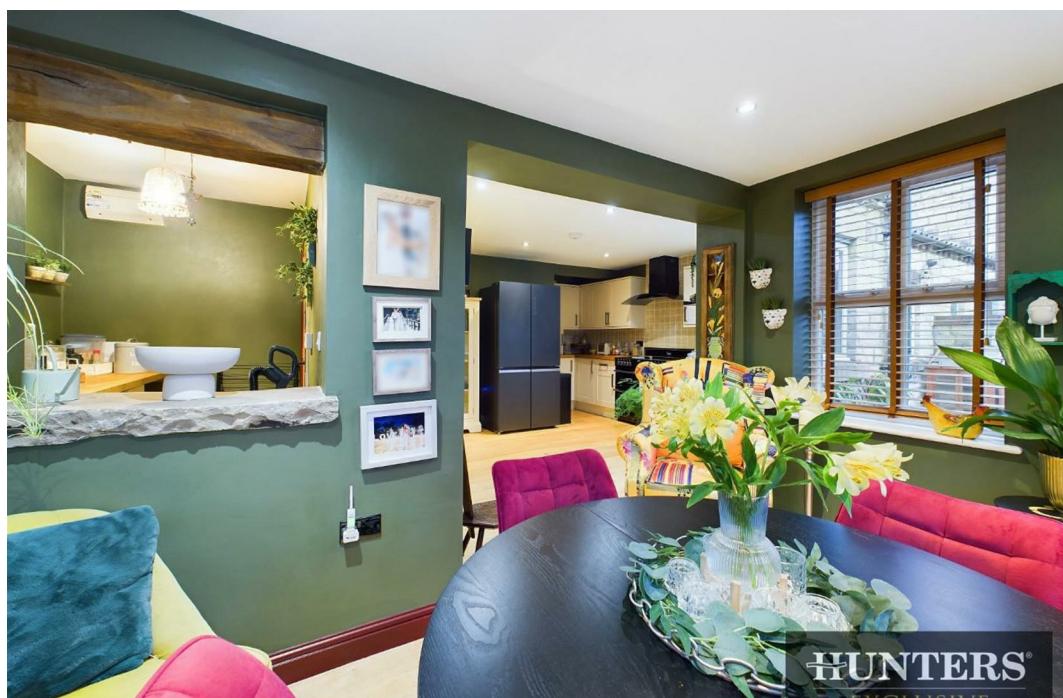
Upstairs, this thoughtfully designed home offers three generous bedrooms. The principal bedroom provides a private sanctuary, complete with a walk-in wardrobe and an elegant ensuite. The remaining two bedrooms share access to a contemporary family bathroom, making this level both functional and stylish.

Outside, the property features a garage, with an office behind, and ample off-road parking. The rear garden is a true highlight, with a lovely pergola and a spacious patio area, perfect for al fresco dining and relaxation. Both the office and garage are accessible from the garden, providing added convenience for work-from-home needs or hobbies.

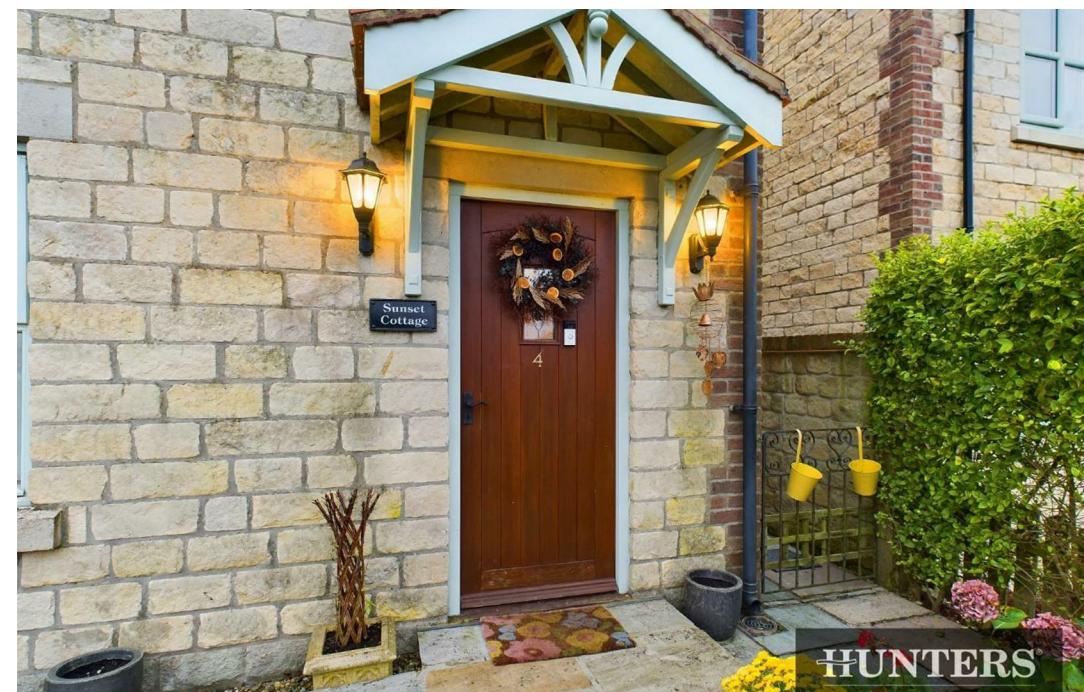
This home is truly one of a kind, offering character, functionality, and outdoor living in a serene village setting. We highly recommend an internal viewing to appreciate all the unique features this home has to offer.

Contact us today to arrange your appointment!





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

1529.22 ft<sup>2</sup>  
142.07 m<sup>2</sup>

Reduced headroom  
32.83 ft<sup>2</sup>  
3.05 m<sup>2</sup>



(1) Excluding balconies and terraces.

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

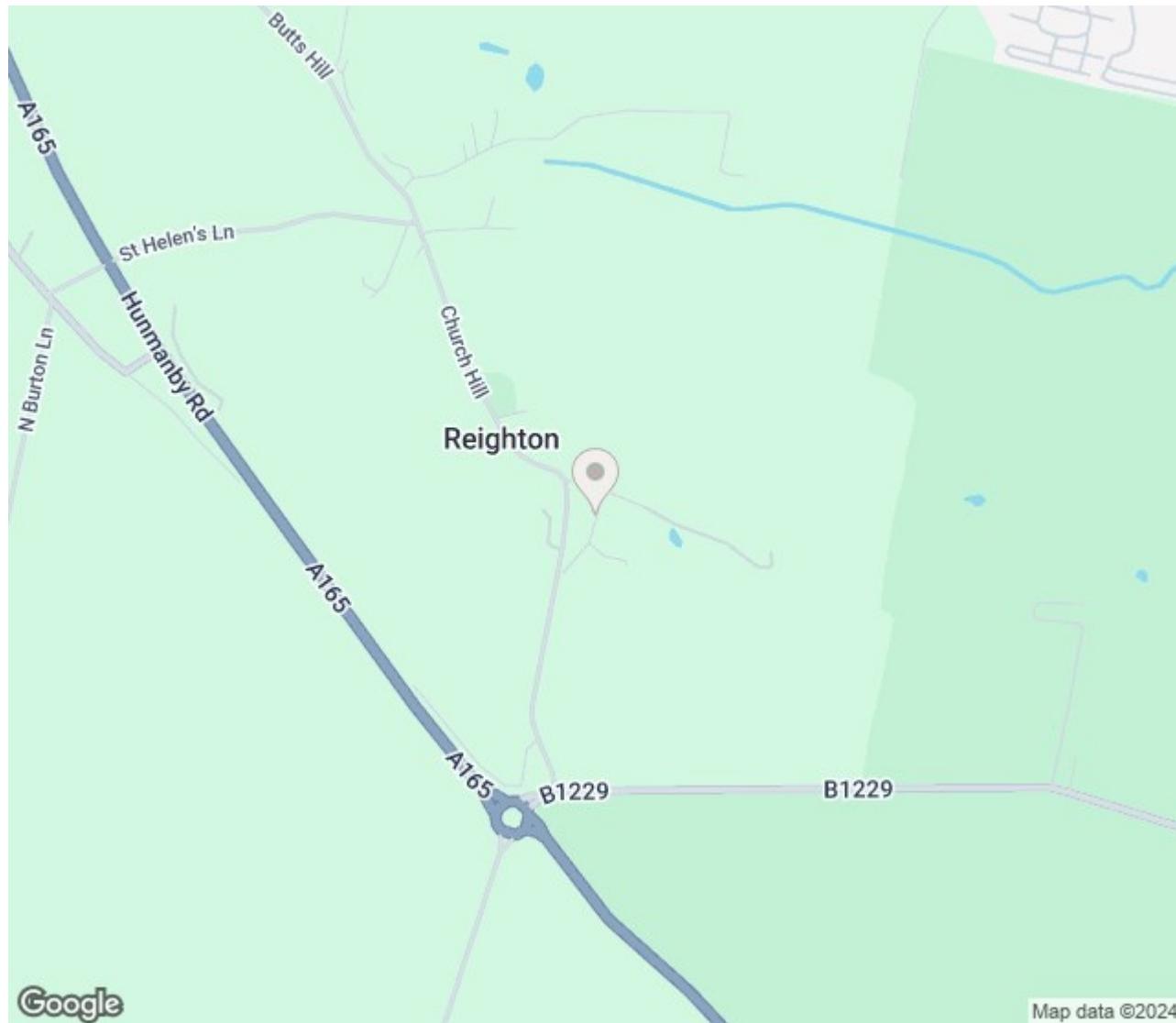
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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#### Thinking of Selling?

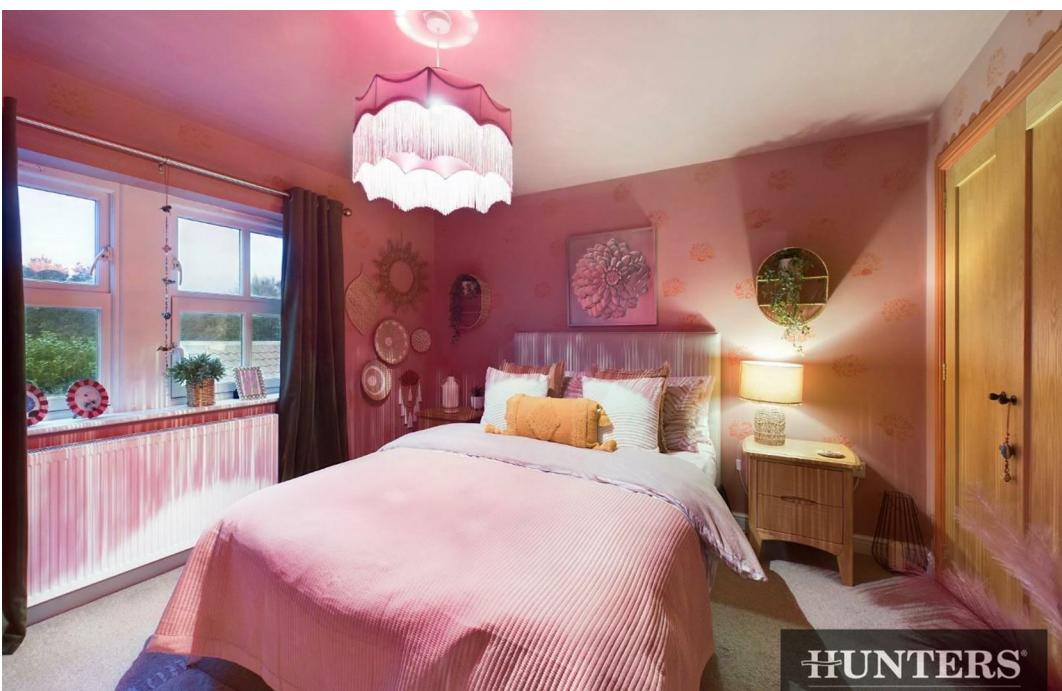
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		74
(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	



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