



## Mill Meadows Lane, Filey, YO14 0FB

- Detached Bungalow
- No Onward Chain
- Popular Mill Meadows Estate
- Off Road Parking
- Two Bedrooms
- Corner Plot
- Beautifully Presented
- EPC Grade: B

Offers In Excess Of £280,000

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# Mill Meadows Lane, Filey, YO14 0FB

## DESCRIPTION

Located on the sought-after Mill Meadows estate in Filey, this beautifully presented detached bungalow offers modern living on a desirable corner plot. Built in 2023, the property remains under NHBC warranty with approximately

eight years remaining, giving buyers added peace of mind. The home is offered with no onward chain and is in excellent condition throughout, making it a perfect choice for those looking to move straight in.

The interior has been thoughtfully designed, with a welcoming entrance hall that includes built-in storage. The spacious living room is light and airy, featuring a remote control gas log burner that adds warmth and character. A

UPVC door opens onto the enclosed rear garden, where a lawn and patio seating area create a private outdoor retreat. The living space flows naturally into a generous dining area, ideal for both everyday living and entertaining.

The kitchen is modern and well-equipped, boasting integrated appliances including a fridge/freezer, wine cooler, washing machine, dishwasher, and microwave. The kitchen also offers real wood worktop and a ceramic sink

Two well-proportioned bedrooms and a stylish bathroom complete the accommodation, which is warmed throughout by gas central heating via a combi boiler.

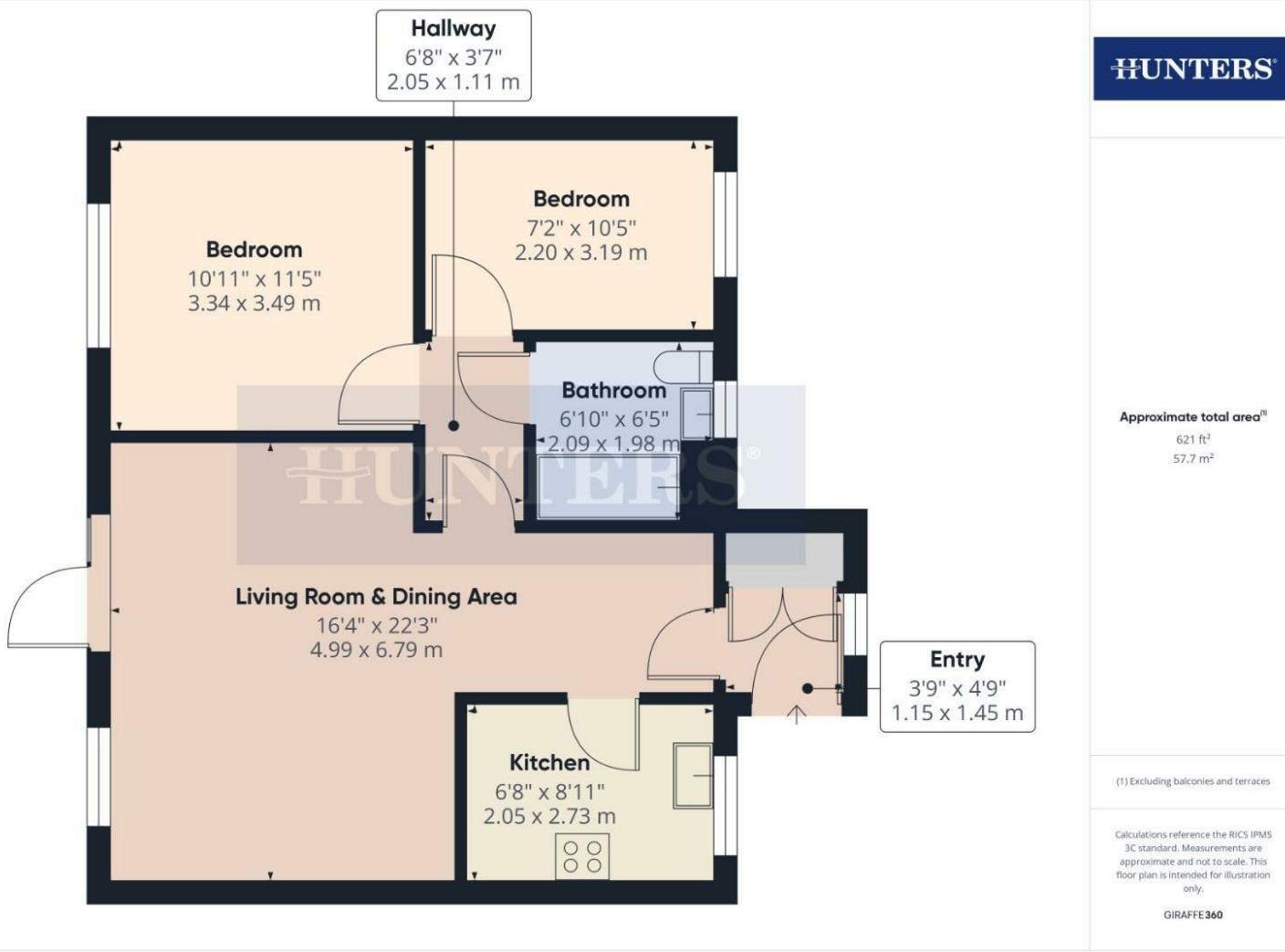
Outside, the property enjoys a wraparound garden to the front and side, mainly laid to lawn, along with ample off-road parking for multiple vehicles. The south facing rear garden is fully enclosed, providing a secure and peaceful space for relaxing or entertaining with remote controlled electrics and outdoor lighting. To the side of the property is an additional patio area providing useful storage space.

Situated within walking distance of Filey town centre, the bungalow offers convenient access to a wide range of amenities, as well as excellent public transport links via bus and rail. The award-winning Filey beach is also nearby, adding to the appeal of this superb coastal location.

An internal viewing is highly recommended to fully appreciate the space, quality, and setting this lovely home has to offer.



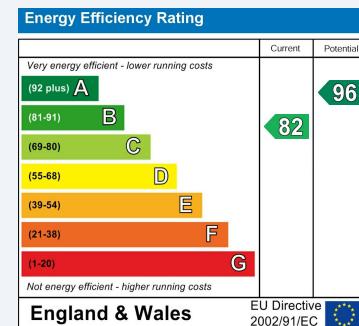




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## ENERGY PERFORMANCE CERTIFICATE

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.