

## Queen Street, Filey

- Mid Terraced House
- Rear Yard
- EPC Grade: E
- Three Bedrooms
- Utility Room
- Three Storey Outbuilding
- Central Location

**Price £190,000**

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HERE TO GET *you* THERE

# Queen Street, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this three bedroom mid terraced house located in the heart of Filey only a stone's throw away from the beach. The property is conveniently located only a short walk away from the town centre offering a range of amenities including shops, chemist, public house and public transport links.

The property comprises of a spacious open plan living/ diner and kitchen featuring a gas stove. The kitchen is fitted with wall and base units with an integrated hob, eyelevel oven and grill and space for an American style fridge freezer. The kitchen leads out to the utility room offering space for a washing machine and dryer with access to the rear yard. The main bedroom is located on the first floor benefiting from built in wardrobes and there is also a spacious three piece bathroom suite. On the top floor are the additional two bedrooms.

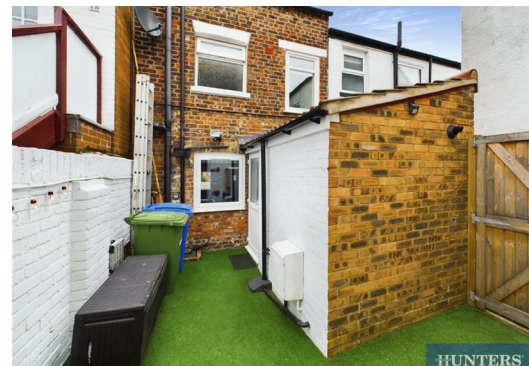
The property is gas central heating with UPVC double glazed windows.

There is a versatile three storey outbuilding situated at the rear of the property with power, light and water supply.

To the rear is an easily maintained yard laid with artificial grass.

We believe the property to be freehold and are not aware of any restrictions.

Call the office today to arrange your viewing!





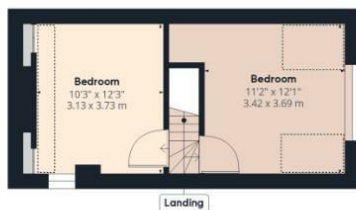




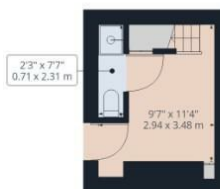
Ground Floor Building 1



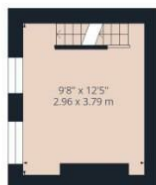
Floor 1 Building 1



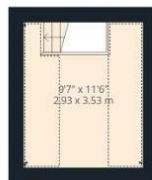
Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Floor 2 Building 2

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Approximate total area<sup>®</sup>

1336.83 ft<sup>2</sup>  
124.2 m<sup>2</sup>

Reduced headroom

110.07 ft<sup>2</sup>  
10.23 m<sup>2</sup>

(1) Excluding balconies and terraces

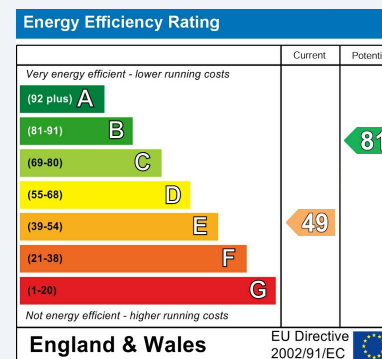
Reduced headroom  
(below 1.5m/4.92ft)

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

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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.

## Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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