



## Green Meadows Drive, Filey, YO14 0FL

- Semi Detached House
- Off Road Parking
- Private Rear Garden
- Three Bedrooms
- Beautifully Presented
- EPC Grade: B

**Asking Price £230,000**





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Hunters are pleased to present to the market, this beautifully presented three-bedroom semi-detached home, which is located on the ever popular Mill Meadows Development. The property is located within walking distance to Filey beach and Filey Town centre, providing easy access to shops, restaurants, cafes and the amenities, this unique resort has to offer.

As a new-build property, completed in November 2023, the property provides an excellent balance of both modern and comfortable living and it has been further enhanced and improved by the current proud owner to a high "turn-key" standard since they moved into the property in June 2024. The property also holds an NHBC Warranty Guarantee with 8 years remaining.

To the front of the property there is a large driveway, easily accommodating multiple cars, with timber fencing and gated access to the rear garden. The front garden has lawn areas, filled borders with small trees, shrubs and plants.



On entering the property there is a welcoming entrance hall and downstairs cloak room, both fitted with Mosaic Comfy-Tex vinyl flooring. The spacious lounge has been fully redecorated in neutral colours with decorative plaster Gyproc coving added. The current owners have had a 1:8 New England Oak Fireplace with a large 2-door attractive black electric log stove, back panel inset and black tiled hearth professionally installed. To the rear of the property is a large light-filled kitchen and dining area, fitted with a combination of base and wall units, ample work-top space, fan-assisted Lamona Eye-level electric oven and grill and integrated gas hob with brush steel fan and funnel over. There is a 1:5 stainless steel sink unit, chrome mixer tap unit with swan neck, fitted slimline dishwasher, full-size washing machine and space to accommodate a tall fridge-freezer, with dove grey herringbone Comfy-Tex vinyl fitted flooring. The dining area has French doors looking out onto the large south-west facing garden, which has recently been fully professionally landscaped, with a large patio area comprising of Bradstone "Buff" large textured paving, extensive lawn and border, filled with shrubs plants and rose trees. There is a further patio area to the side of the property and large storage area provision. The rear garden is not overlooked, a rare feature on "new-build" property, providing complete privacy for summertime dining and relaxing.



To the first floor, there is an open landing area with a large fitted storage cupboard. To the rear of the first floor is a large dual-aspect, light-filled principle bedroom, a tiled house bathroom with low-level WC, pedestal basin, large bath with electric shower over, inset ceiling spotlights and large chrome heated towel rail, and also been fitted with Mosaic Comfy-Tex vinyl flooring. There is a further bedroom and computer, dressing/bedroom, located to the front of the property. Warm Oatmeal, Saxony high quality carpets have been fitted throughout.

An internal inspection of this property is highly recommended to fully appreciate the high quality and full potential this "move-in" ready property offers.





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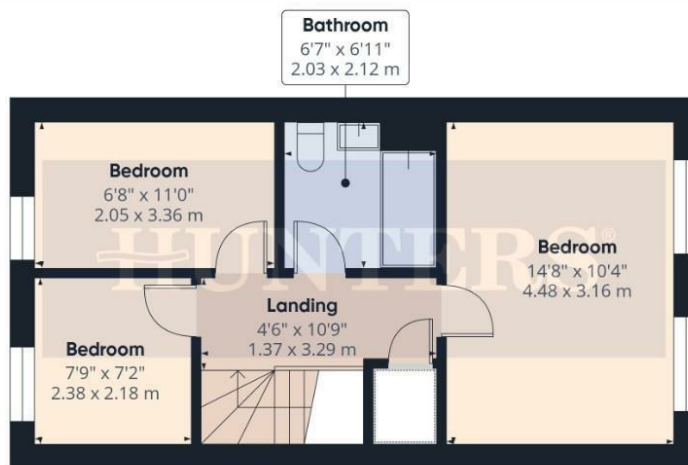


### HMRC Disclaimer - Filey

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.



Ground Floor



Floor 1

### 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.

**HUNTERS**

Approximate total area<sup>(1)</sup>  
798 ft<sup>2</sup>  
74.2 m<sup>2</sup>

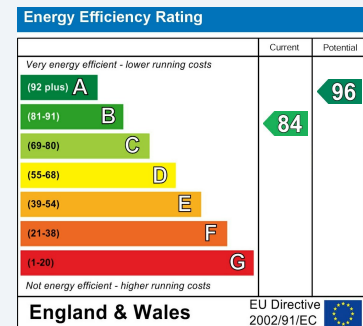
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.