



## Plane Tree Way, Filey, YO14 9PA

- Semi Detached House
- No Onward Chain
- Gardens
- Two Bedrooms
- Garage & Parking
- EPC Grade - C

**Asking Price £170,000**





# Plane Tree Way, Filey, YO14 9PA

## DESCRIPTION

Hunters are pleased to bring to the market this two-bedroom semi-detached house located on Plane Tree Way in the popular seaside town of Filey with no onward chain. Offering a practical and comfortable living space, this property is ideal for first-time buyers, small families, or those seeking a manageable home with convenient access to local amenities.

The ground floor welcomes you with an entrance hallway that leads into a open-plan living room and kitchen. The living area provides ample space for seating and relaxation, while the kitchen is fitted with a practical layout including plenty of storage and preparation space. Sliding doors from the living room open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the space.

Upstairs, the property features two well-proportioned bedrooms, each offering ample space for use as a bedroom or alternative uses such as a home office or guest room. The bathroom is equipped with a shower over the bath, a wash hand basin, and a WC, providing all the essential facilities in a clean, functional design.

To the front, there is a maintained lawned garden, providing an inviting entrance to the property. The rear garden is designed with low maintenance in mind, featuring a paved patio area ideal for outdoor dining, relaxing, or entertaining, alongside a lawned section perfect for family activities or gardening.

The driveway at the front of the property provides convenient off-road parking, while the garage offers additional parking space or can be used for storage or as a workshop, adding to the practicality of this home.

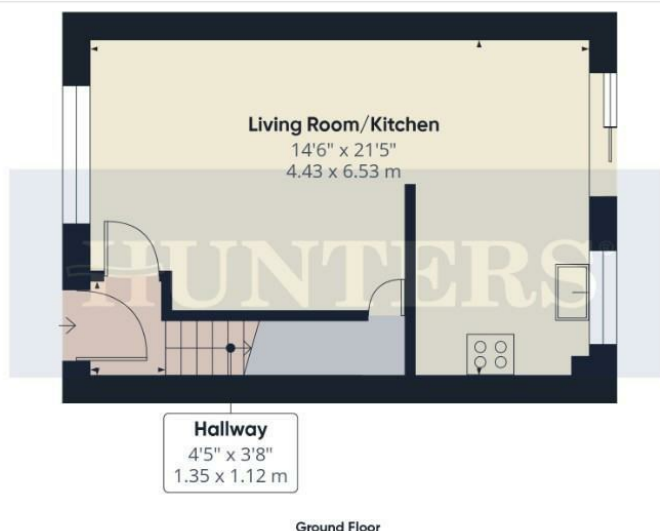
Call the office today to arrange a viewing!



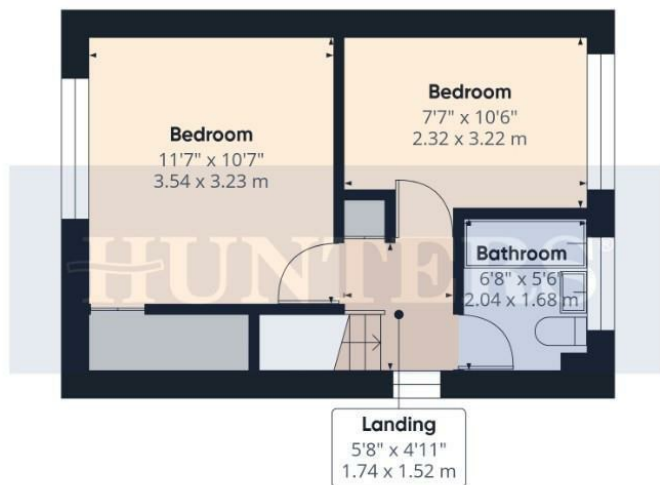








Ground Floor



Floor 1

HUNTERS

Approximate total area<sup>(1)</sup>  
605 ft<sup>2</sup>  
56.2 m<sup>2</sup>

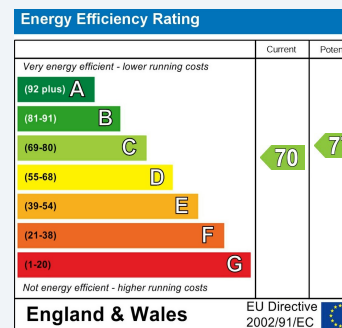
(1) Excluding balconies and terraces

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.

### 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.