



## Mill Meadows Lane, Filey

YO14 0FA



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Offers Over £300,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Mill Meadows Lane, Filey

## DESCRIPTION

Welcome to this superb two-story house, spanning a generous 1259.38 square feet, creating an idyllic place to call home. This property is elegantly laid out over two expansive floors, each holding its unique charm. Situated on corner plot within the popular Mill Meadows development, this property benefits from no onward chain. Conveniently located opposite from Filey secondary school and only a short distance to Filey town centre and stunning beach, you are never too far from all the amenities required.

The ground floor invites you with a welcoming entrance hall, spacious and fully-equipped kitchen/diner benefitting from an integrated dishwasher, microwave and American style fridge/freezer and also comes with a handy range cooker ready to ignite your culinary journey. There are quartz worktops and splashbacks. There is a comfy living room for those relaxing evenings with a door to the garden and a feature electric fire, a conveniently located WC, and a practical laundry room with a washing machine and dryer.

As you ascend to the first floor, you encounter a versatile space with four rooms, three of which are well-appointed, inviting bedrooms for your peaceful retreat with the fourth bedroom being conveniently used as a dressing room with fitted wardrobes. Additionally, this floor boasts a light and airy bathroom equipped with a bath and a shower to cater to your daily rejuvenation needs, along with a handy ensuite bathroom with shower unit.

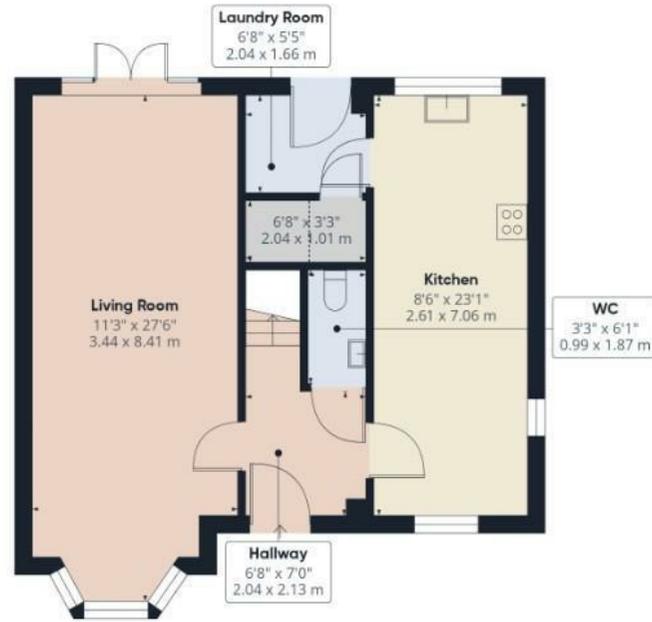
Externally, the property benefits from well manicured front and rear gardens offering an incredible space for entertaining loved ones or relaxing on a nice day. Offering both a paved and decked area, this garden is low maintenance but with plenty of plants and a pergola which brings this garden to life. There is also the benefit of ample off road parking which creates convenience and ease as you come and go.

Call us now to arrange your viewing and avoid missing out on this gem of a property!









**Ground Floor**



**Floor 1**

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

1242 ft<sup>2</sup>  
115.3 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

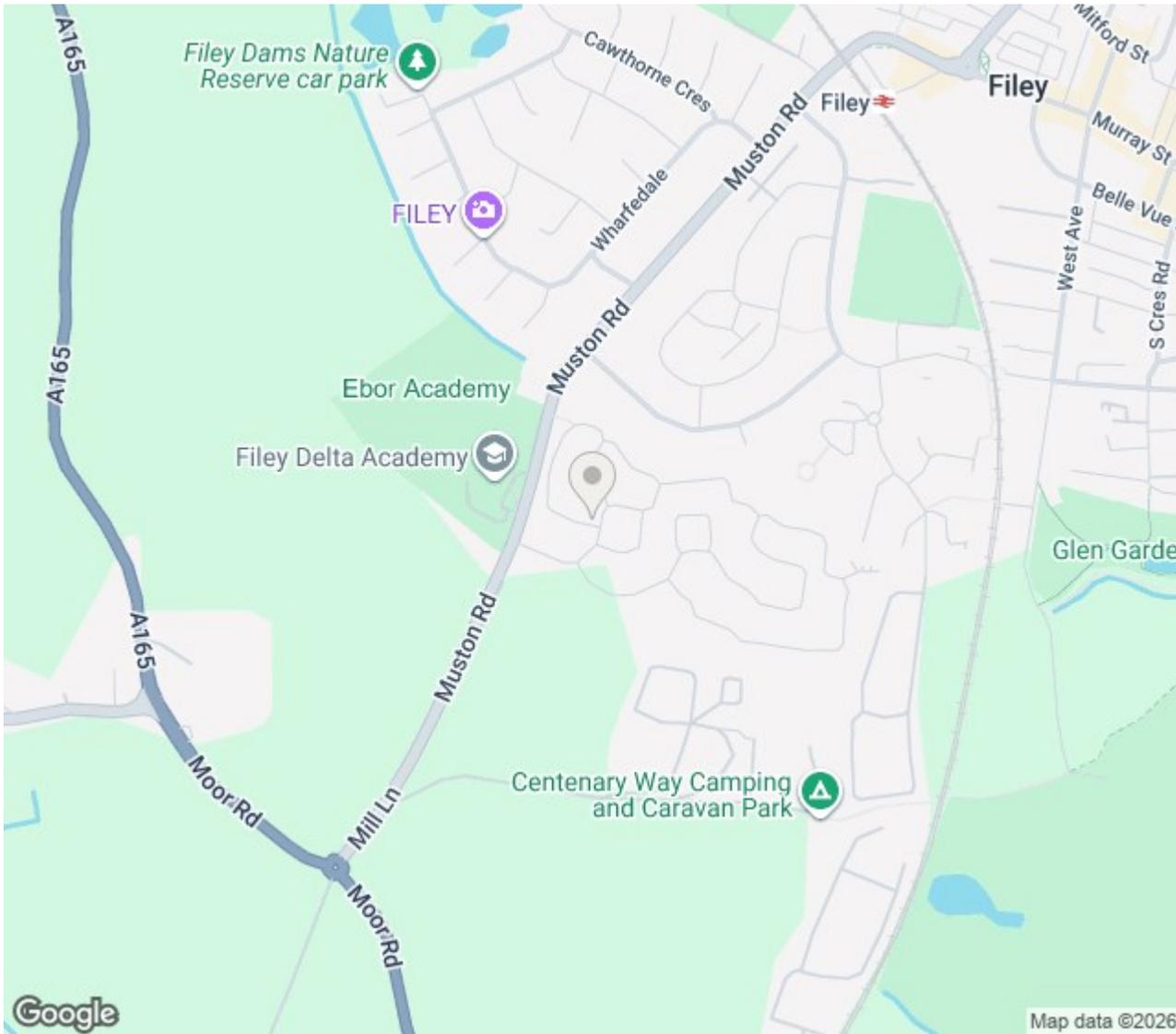
(1) Excluding balconies and terraces

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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 	

### 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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