



## Mill Meadows Lane, Filey

- Detached House
- Off Street Parking
- Council Tax Band - D

- Three Bedrooms
- Ensuite
- EPC - B

**£235,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Mill Meadows Lane, Filey

## Lounge

14'2" x 18'5"

UPVC double glazed bay window to side aspect, UPVC double glazed window to front aspect, three radiators, electric feature fire place, under stairs storage, carpeted and power points.

## Kitchen/Diner

12'7" x 18'5"

UPVC double glazed window to rear and side aspect, UPVC double glazed patio doors leading to rear aspect, variety of wall and base units, stainless steel sink, electric hob and oven, extractor hood, dishwasher, vinyl wood effect flooring, two radiators and power points.

## Utility

8'0" x 6'0"

Space for fridge/freezer, washing machine, vinyl wood effect flooring and power points.

## Bedroom One

16'3" x 11'10"

UPVC double glazed window to rear aspect, radiator, carpeted, power points and over stair storage.

## Ensuite

6'1" x 6'0"

UPVC double glazed opaque window to side aspect, vinyl flooring, corner shower, radiator, close coupled WC, pedestal sink with integrated taps.

## Bedroom Two

11'7" x 11'10"

UPVC double glazed windows to side and rear aspect, carpet, radiator, and power points.

## Bedroom Three

13'11" x 8'5"

UPVC double glazed window to side aspect, carpeted, power points and radiator.

## Bathroom

6'8" x 6'6"

UPVC double glazed opaque window to front aspect, vinyl flooring, bath with over shower, radiator, close coupled WC, sink with integrated taps.

## DESCRIPTION

59, Mill Meadows Lane, Filey, YO14 0FA

We have received an offer of £230,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC

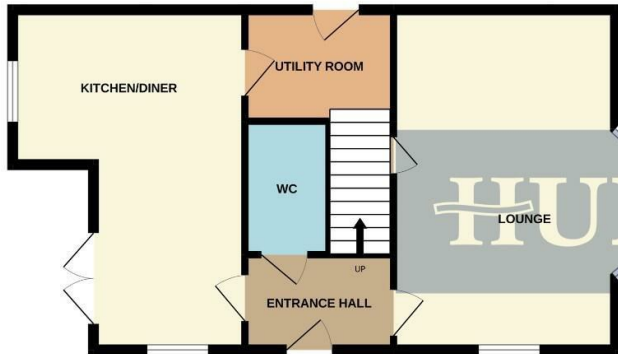
Rating: B

This well-presented, three-bedroom house is situated in the popular coastal town of Filey. You are conveniently positioned a short distance from all the amenities this great town has to offer, including schools, the doctors surgery and shops, this is not one to be missed! The spacious accommodation briefly comprises; entrance hall, lounge, kitchen/diner and utility to the ground floor with three bedrooms, an ensuite and family bathroom to the first floor. Boasting a laid to lawn garden with patio and off road parking, viewing is a must to appreciate all this property has to offer!

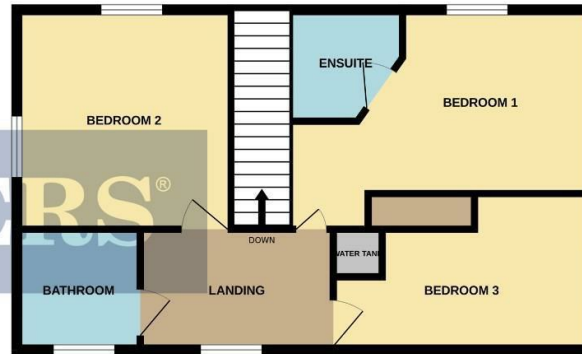




GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

7a Murray Street, Filey, YO14 9DA  
Tel: 01723 338958 Email:  
filey@hunters.com <https://www.hunters.com>



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