



## Muston Crossing, Filey

- Semi-Detached House
- Garden
- Conservatory
- Two Bedrooms
- Driveway
- EPC: AWAITED
- Modern Interior
- Outside Bar

**Offers Over £210,000**

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

# Muston Crossing, Filey

## DESCRIPTION

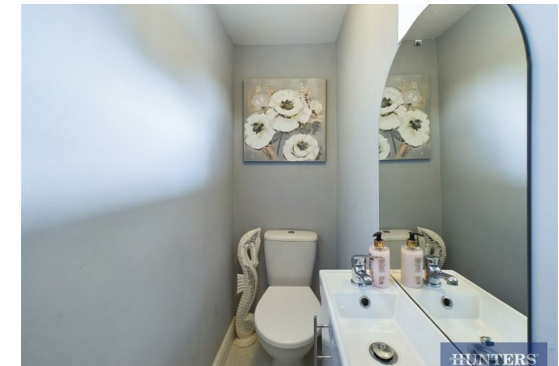
Hunters are pleased to bring to the market this two bedroom semi detached house located on the outskirts of the popular coastal town of Filey. The property is situated close to local amenities including shops, restaurants, chemist, bus and railway station.

The property comprises of a kitchen boasting modern wall and base units that provide ample storage space with an integrated electric hob and eye level oven and grill. The lounge features a log burner and doors leading into the conservatory with the perfect space for a dining table. The snug room is off the kitchen which was previously a third bedroom and could be converted back if a buyer wanted to. Also on the ground floor is a bathroom suite with his and hers sink, walk in shower and a WC.

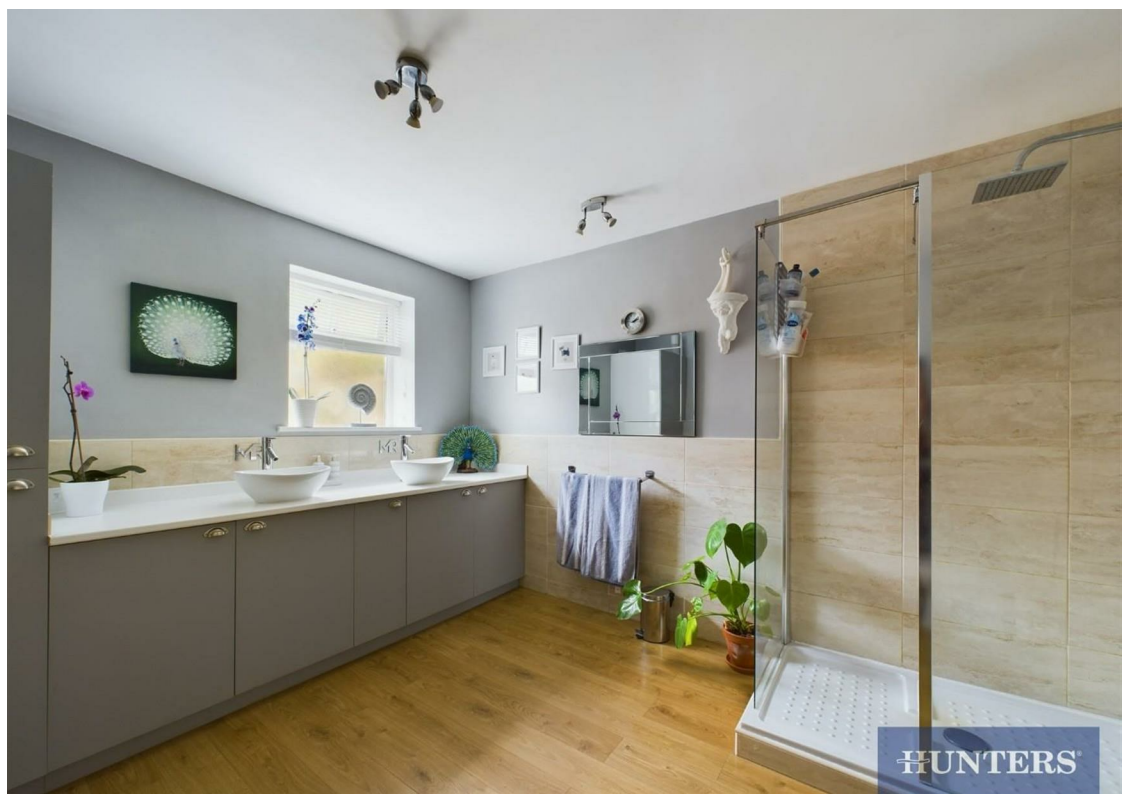
On the top floor are two double bedrooms with the main bedroom featuring dual aspect windows and open views at the rear.

To the front of the property is a driveway providing parking for numerous vehicles and to the front of the property is a garden with artificial grass with the added bonus of your own private bar. Just off the bar is a separate area that could serve a variety of uses but is currently being used as a craft room.

Call the office today to arrange your viewing.











Ground Floor



Floor 1

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

1159.01 ft<sup>2</sup>  
107.68 m<sup>2</sup>

Reduced headroom

9.71 ft<sup>2</sup>  
0.90 m<sup>2</sup>

(1) Excluding balconies and terraces

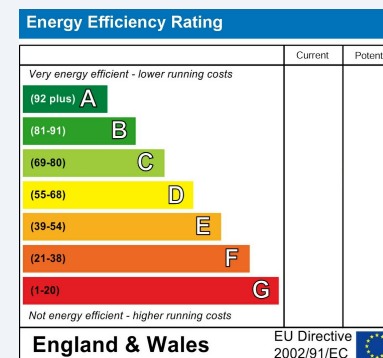
Reduced headroom  
(below 1.5m/4.92ft)

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

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.



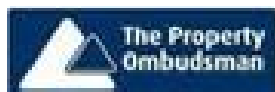
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## 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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filey@hunters.com <https://www.hunters.com>



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