



Station Road

Filey, YO14 9AR

Offers Over £285,000



Brought to market is this fantastic four bedroomed home located only a stones throw away from the town centre. The property offers access to a wealth of amenities and is within close proximity to Filey bay for scenic and coastal walks.

'In our opinion' this home has been tastefully decorated by the current owners and offers spacious living making this the perfect family home.

In brief, the property comprises; entrance hall, two reception rooms, dining kitchen, utility and WC to the ground floor. To the first floor, are four bedrooms, family bathroom and separate shower cubicle. On the top floor is a generous sized loft room.

Externally, this home offers private garden, off street parking and a garage.

Viewing is highly recommended to fully appreciate what this property has to offer.

• Semi-Detached House • Four Bedrooms • Two Reception Rooms • Dining Kitchen • Garden • Garage and off street parking • Council Tax Band C • EPC Grade F



Entrance Hall

8'11" x 15'5" (2.74 x 4.71)

Lounge

13'0" x 11'10" (3.98 x 3.63)

UPVC double glazed bay window to front aspect, radiator, gas feature fireplace, TV point and power points.

Dining Room

12'2" x 11'1" (3.71 x 3.38)

UPVC double glazed bay window to side aspect, multi fuel burner and radiator.

Dining Kitchen

12'8" x 15'11" (3.87 x 4.86)

A contemporary kitchen offering a range of wall and base units, sink and drainer, tiled splashbacks, gas hob with extractor over, electric oven, space for fridge freezer, integrated dishwasher, tiled flooring, space for dining table, UPVC double glazed window to rear aspect and UPVC door leading to the garden.

Inner Hall

3'5" x 10'5" (1.05 x 3.19)

Utility

6'0" x 4'2" (1.84 x 1.28)

Space for washing machine, space for dishwasher and power points.

WC

6'0" x 3'7" (1.84 x 1.11)

UPVC double glazed window to rear aspect, radiator, low flush WC and wash hand basin with vanity unit.

First Floor Landing

Doors leading to:

Bedroom One

13'0" x 11'11" (3.98 x 3.65)

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

Bedroom Two

11'1" x 12'0" (3.40 x 3.66)

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

Bedroom Three

8'9" x 9'10" (2.68 x 3.00)

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

Bedroom Four

8'11" x 7'10" (2.73 x 2.39)

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

Shower

2'8" x 5'4" (0.83 x 1.63)

UPVC double glazed window to side aspect with shower unit and gas shower.

Bathroom

6'5" x 7'1" (1.98 x 2.16)

UPVC double glazed opaque window to rear aspect, part tiled walls, radiator and three piece suite comprising: panel enclosed bath with mixer taps, low level WC and pedestal wash hand basin.

From the first floor landing, stairs leading up to:

Loft Room

15'3" x 11'3" (4.67 x 3.44)

Velux window, storage wardrobe, undereaves storage and radiator

Front garden

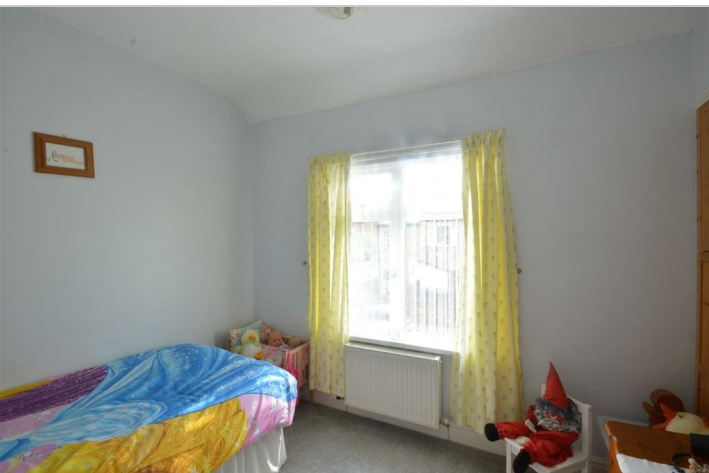
Mainly laid to lawn front garden.

Back garden

Two separate patio areas and an off street parking space

Garage

Power and lighting.



Road Map



Hybrid Map



Terrain Map



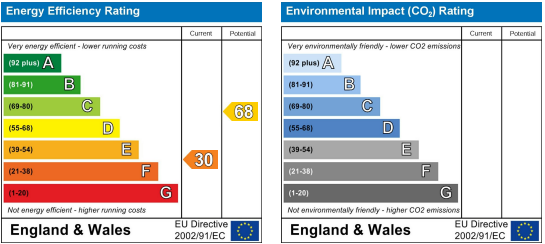
Floor Plan



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.

Energy Efficiency Graph



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.