



## Mill Meadows Lane, Filey, YO14 0FB

- Semi-Detached House
- No Onward Chain
- Ample Off Road Parking
- Two Bedrooms
- 26% Shared Ownership
- EPC Grade: C

**Asking Price £49,400**



# Mill Meadows Lane, Filey, YO14 0FB

## DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented, two bedroom semi detached house, which is situated in the popular coastal town of Filey. Not far from the various local amenities on offer including schools, shops, restaurants, and the award-winning beach this home meets a wide range of buyer's needs. The property is available with a 26% shared ownership and with no onward chain.

The property comprises spacious lounge with patio doors leading out to the garden, contemporary kitchen with built in oven and gas hob, dishwasher, space for a fridge freezer and space for a washing machine. There is also a separate WC on the ground floor. To the first floor are two double bedrooms and a three piece suite bathroom.

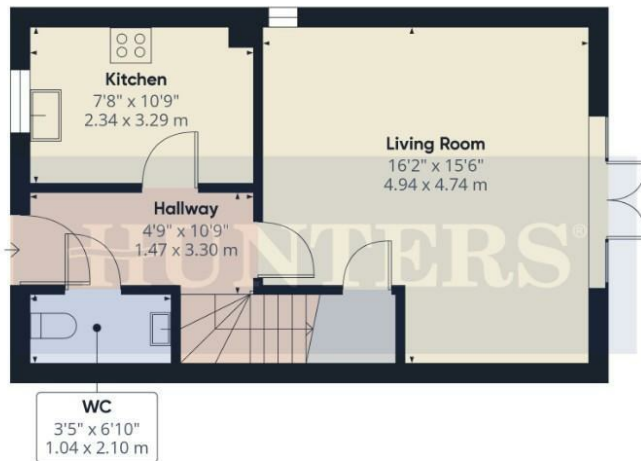
The home is UPVC double glazed throughout and is heated via an air source heat pump. Externally to the front of the property is a garden mostly laid to lawn with a driveway offering parking for multiple cars. To the rear of the property is a fully enclosed garden, mostly pebbled with a separate patio area.

The property is leasehold with a full market value of £190,000. There is an option to staircase, allowing you to increase your ownership share over time. For the remaining share, a monthly rent of £402.39 is payable to Beyond Housing.

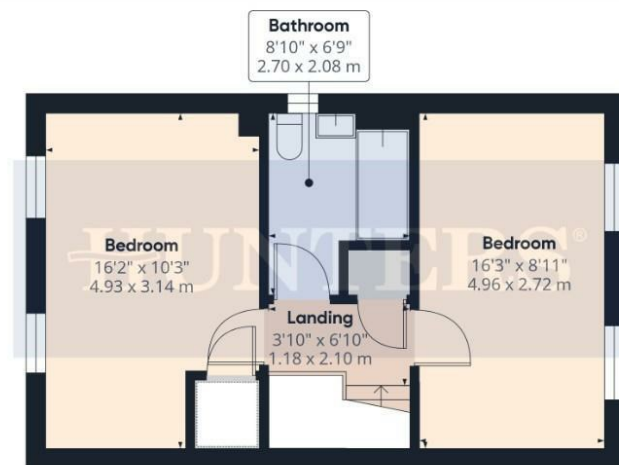
This beautifully presented home is not one to miss, call us today to avoid missing out!







Ground Floor



Floor 1

### 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.

**HUNTERS**

**Approximate total area<sup>(1)</sup>**  
808.71 ft<sup>2</sup>  
75.13 m<sup>2</sup>

(1) Excluding balconies and terraces.

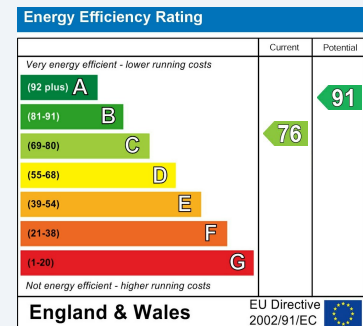
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



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.