



Grovehill Road, Filey

- Semi-Detached House
- Three Bedrooms
- Gardens
- Garage
- Driveway
- Conservatory
- Central Location
- EPC: C

Guide Price £235,000

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Grovehill Road, Filey

DESCRIPTION

Hunters are pleased to bring to the market this three bedroom semi detached house located on the country park estate in the heart of Filey. The property is conveniently located only a short walk away from the town centre offering a range of amenities including shops, chemist, public house and public transport links.

The property comprises of an entrance hall leading into the spacious living room leading onto the dining room which offers the perfect place for a dining table. The kitchen is fitted with wall and base units providing ample storage space and room for a fridge/freezer. It also benefits from a breakfast bar and space for a washing machine. The kitchen leads out to the conservatory which overlooks the side of the property. The three bedrooms are located on the first floor with the main bedroom benefitting from built in wardrobes with sliding doors and the second bedroom benefiting from built in wardrobes and lastly the third bedroom benefiting from a built in cupboard providing extra storage space. Also on the first floor is a bathroom suite and a separate WC with a linen cupboard at the top of the stairs.

The property is gas central heating with UPVC double glazed windows and has a gas fire alarm. The property is freehold and we are not aware of any restrictions.

To the front and side of the property is a garden mostly laid to lawn, patio area with shed and a block paved driveway leading up to the garage. To the rear is an easily maintained garden with decking area, separate patio area and a feature pond.

Call the office today to arrange your viewing!







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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)	A		87
(81-91)	B		74
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

992.03 ft²
92.16 m²

(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.

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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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