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Highlands Close, Primrose Valley, Filey, YO14 9QU

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Asking Price: £325,000

This desirable detached home is located in the pretty hamlet of Primrose Valley. Being only a short distance from the surrounding local towns and award winning beaches you are ideally located to enjoy the tranquillity of 'village life' whilst being a short trip from a wide ranges of amenities. This good sized property briefly comprises entrance hall, lounge, kitchen, dining room, sun room and bathroom to the ground floor with three bedrooms and bathroom to the first floor. To the outside of the property there is a garage with a driveway and hard standing providing ample off road parking with well-kept front and rear gardens. Viewing is a must to appreciate all this home has to offer a wide range of buyers.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALL

Wooden door to the front aspect, UPVC double glazed window to the rear aspect, power points, stairs to the first floor landing and radiator.

LOUNGE

5.01m (16' 5") x 3.64m (11' 11")

UPVC double glazed bay window to the front aspect, two UPVC double glazed windows to both side aspects, open coal fire, two radiators, TV point and power points.

KITCHEN / SUNROOM

4.88m (16' 0") x 3.33m (10' 11")

UPVC double glazed patio doors to the rear aspect, UPVC double glazed window to the side aspect, UPVC atrium window in the sun room, tiled / vinyl flooring, range of wall and base units with roll top work surfaces, tiled splash back, fully tiled walls, plumbed for washing machine and dishwasher, sink and drainer unit with boiling water tap, space for fridge / freezer, space for oven, pantry with floor standing boiler, two radiators, TV point and power points.

DINING ROOM / BEDROOM FOUR

3.36m (11' 0") x 3.62m (11' 11")

UPVC double glazed French doors to the front aspect, UPVC double glazed window to the side aspect, radiator, TV point and power points.

GROUND FLOOR BATHROOM

2.54m (8' 4") x 1.78m (5' 10")

UPVC double glazed window to the side aspect, three piece bathroom suite comprising of panel enclosed bath with mixer taps and over bath shower, low flush wc, sink with vanity unit, lino flooring, fully tiled walls, radiator and heater.

BEDROOM ONE

3.60m (11' 10") x 4.22m (13' 10")

UPVC double glazed window to the side aspect, fitted wardrobes, radiator, sink with vanity unit and power points.

BEDROOM TWO

2.88m (9' 5") x 3.63m (11' 11")

UPVC double glazed window to the side aspect, storage cupboard, radiator, sink with pedestal and power points.

BEDROOM THREE

2.80m (9' 2") x 3.59m (11' 9")

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

BATHROOM

2.54m (8' 4") x 1.75m (5' 9")

Two UPVC double glazed windows to the side aspect, three piece bathroom suite comprising of panel enclosed bath with electric shower over, low flush wc, sink, eaves storage, heater and vinyl flooring.

PARKING

Ample off road parking for 3 vehicles on driveway plus hard standing for caravan / motor home.

GARDEN

Private walled / hedged rear garden with mature shrubs, flower beds and lawn. Patio area, garden shed. Front garden with mature shrubs, trees and lawn.

GARAGE / WORKSHOP

Up and over door, power and lighting, inspection pit, window and door to the rear aspect.

AGENTS NOTES

Environmental impact of this property

This property produces 9.4 tonnes of CO2

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01723 338958

OPENING HOURS:

Monday: 9am - 5:30pm

Tuesday: 9am - 5:30pm

Wednesday: 9am - 5:30pm

Thursday: 9am - 5:30pm

Friday: 9am - 5:30pm

Saturday: 9am - 4pm

Sunday: Closed

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.

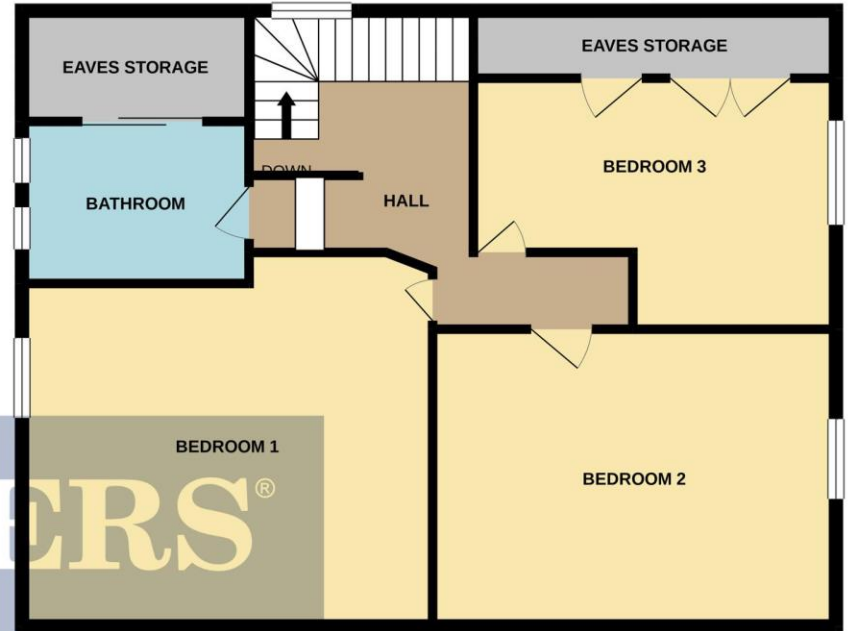
DISCLAIMER

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.

GROUND FLOOR



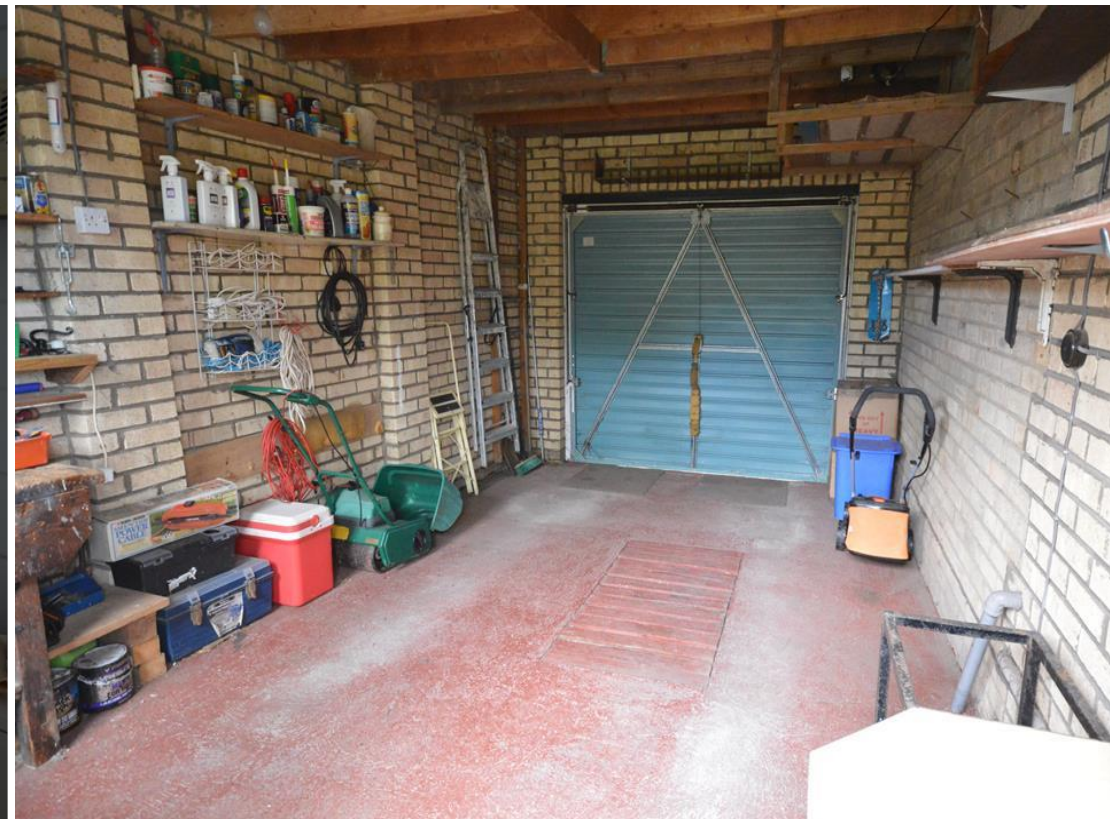
1ST FLOOR



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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