



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Speeton, Filey, YO14 9TG



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Asking Price: £325,000

This delightful three bedroom cottage boasting traditional features is offered to the market with no onward chain. Located in the pretty village of Speeton, a short distance away from neighbouring towns with amenities and beaches, this character property is not one to be missed! The property briefly comprises; Entrance hall, snug, lounge, dining room, kitchen / diner, conservatory, first floor landing, three bedrooms and bathroom. To the rear of the property, you will find a good size garden and outbuildings. Don't miss out, call us today to book your viewing!

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 23   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**

UPVC front door, laminated wood style flooring, radiator and power points.

**SNUG**

*4.65m (15' 3") x 3.73m (12' 3")*

UPVC double glazed window to the front aspect, log burner, oil central heating, laminated wood style flooring, exposed beams, power points and stairs to the first floor landing.

**LOUNGE**

*6.95m (22' 10") x 3.41m (11' 2")*

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, radiator, power points, TV point, telephone point, open fire and exposed beams.

**DINING ROOM**

*4.16m (13' 8") x 4.04m (13' 3")*

UPVC double glazed bay window to the front aspect, open fire and power points.

**KITCHEN / DINER**

*6.94m (22' 9") x 2.22m (7' 3")*

UPVC double glazed window to the side and rear aspects, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, plumbed for dishwasher, sink and drainer unit, space for fridge / freezer, electric oven, electric hob, extractor hood, extractor fan and power points.

**CONSERVATORY**

*4.15m (13' 7") x 2.82m (9' 3")*

UPVC double glazed windows to the side and rear aspects, power points, TV point and telephone point.

**FIRST FLOOR LANDING**

*2.14m (7' 0") x 0.88m (2' 11")*

Loft access

**BEDROOM ONE**

*3.71m (12' 2") x 4.15m (13' 7")*

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

**BEDROOM TWO**

*4.19m (13' 9") x 2.77m (9' 1")*

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

**BEDROOM THREE**

*4.24m (13' 11") x 2.52m (8' 3")*

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

**BATHROOM**

*3.01m (9' 10") x 2.44m (8' 0")*

UPVC double glazed window to the side aspect, radiator, three piece bathroom suite comprising of panel enclosed bath with mixer taps, low flush wc, wash hand basin with pedestal and fully tiled walls.

**GARDEN**

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, pond and five out buildings.

**PARKING**

On street parking.

**OFFICE NOTES**

*Environmental impact of this property*

This property produces 15.0 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.

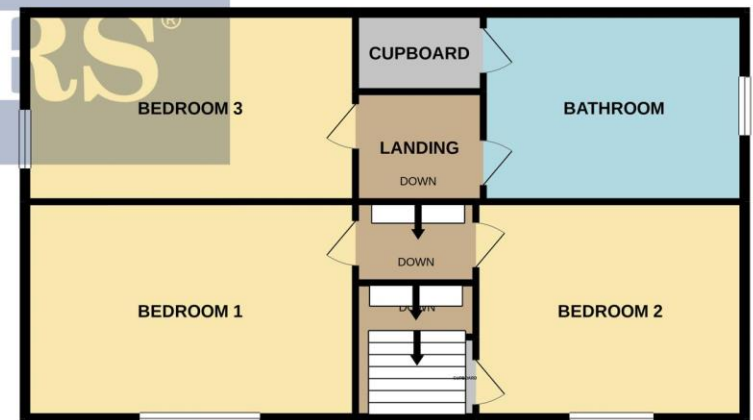
**DISCLAIMER**

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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