



## Mill Meadows Lane, Filey

Detached | Four Bedrooms | Well Presented | Rear Garden | Annex | EPC - B

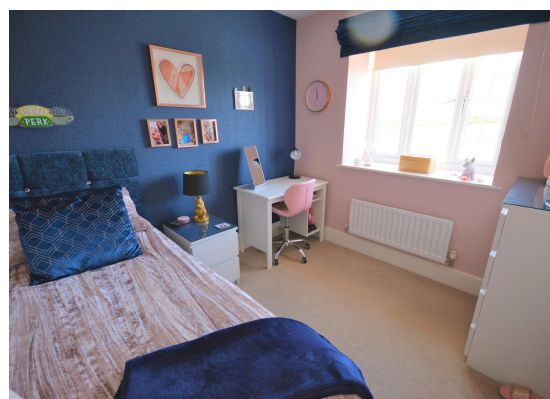
Asking Price: £310,000 (Offers In Excess Of)



# Mill Meadows Lane, Filey, YO14 0FA

## DESCRIPTION

This immaculately presented home set on a driveway off the road with a one-bedroom annex is located on a popular residential area within the pretty 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 accommodation briefly comprises entrance hall, wc, lounge, kitchen/diner, four bedrooms with master en suite and family bathroom. The property benefits from gardens, off road parking, NHBC warranty until 2027 and an alarm system. There is also a one-bedroom self-contained annex which is currently run as a holiday let but would lend itself for an independent relative's accommodation. Viewing is a must to appreciate all this home has to offer.



**Entrance Hall**

UPVC front door to the front aspect, tiled flooring, radiator, power points and stairs to the first flooring landing.

**WC**

Tiled flooring, radiator, low flush wc, wash hand basin with pedestal, part tiled walls and extractor fan.

**Lounge**

UPVC double glazed bay window to the front aspect with field views, UPVC patio doors to rear aspect, radiator, electric feature fireplace, power points, TV point and telephone point.

**Kitchen / Diner**

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

**Utility Room**

UPVC double glazed door to the rear aspect, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, integrated washing machine, sink and drainer unit, power points, radiator and storage cupboard.

**Bedroom One**

UPVC double glazed window to the rear aspect, large double fitted wardrobe, radiator, telephone point, TV point and power points.

**Bedroom Two**

UPVC double glazed window to the rear aspect, radiator, TV point and power points.

**Bedroom Three**

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

**Bedroom Four**

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

**En-Suite**

UPVC double glazed opaque window to the rear aspect, heated towel rail, tiled flooring, fully tiled shower cubicle with power shower, low flush wc, wash hand basin with pedestal, tiled walls, shaver point and extractor fan.

**Bathroom**

UPVC double glazed opaque window to the front aspect, heated towel rail, tiled flooring, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush wc, wash hand basin with pedestal, part tiled walls and extractor fan.

**Garden**

Mainly laid to lawn with plant and shrub borders, low maintenance large garden, large decking area, outside tap, outside lights, water feature and rear entrance.

**Parking**

Ample off road parking for 2+ vehicles

**Annex**

Annex with one bedroom and en-suite.

**Bedroom**

UPVC patio doors to the front aspect, TV point, electric radiator, power points, space for fridge and space for microwave.

**En-Suite**

Shower cubicle with electric shower, macerator wc, sink with pedestal and fan heater.

**Parking**

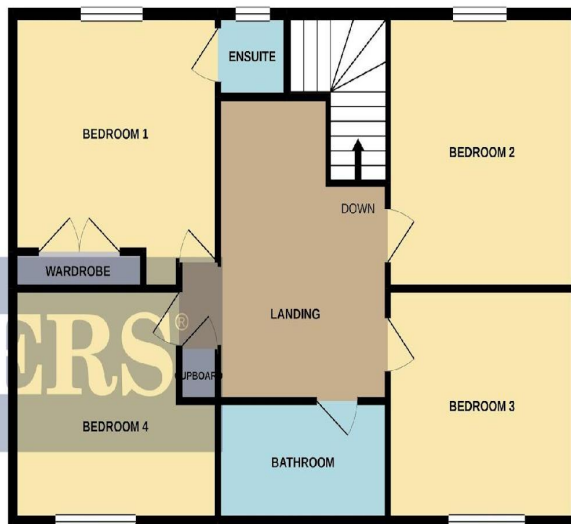
Parking and field views.



GROUND FLOOR



1ST FLOOR



HUNTERS

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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## 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			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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.

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### OPENING HOURS

Mondy to Friday 9-5.30pm, Saturday  
9-4pm

