



## Granville Road, Filey

- Detached House
- Two Reception Rooms
- Central Location
- Council Tax Band- C
- Four Bedrooms
- Three Bathrooms
- EPC- E

**Offers Over £150,000**

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# Granville Road, Filey

## DESCRIPTION

Offered to the market is this detached house located in the heart of Filey, close to local amenities, local transport links and schools. This property presents a fantastic renovation opportunity for those seeking a property to put their own stamp on.

The property comprises of a kitchen diner which has wall and base units with a countertop. The room offers plenty of potential for a modern and functional kitchen space, with ample room for storage. The lounge is well-proportioned with a fire place and an arch way feature plus a large window overlooking the front of the property, providing an abundance of natural light.

There are four bedrooms, three of which are double bedrooms with the potential to be transformed into spacious and comfortable living spaces. The fourth bedroom is a comfortable single room. The master bedroom has the potential to be transformed into a luxurious master suite with the addition of an en-suite bathroom and a large built in wardrobe space. The property boasts three bathrooms in total.

To the side of the property is an alley way with a private gate, which leads onto the kitchen diner at the back of the property.

The property is freehold and we are not aware of any restrictions.

Call the office now to arrange a viewing.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1216.50 ft<sup>2</sup>

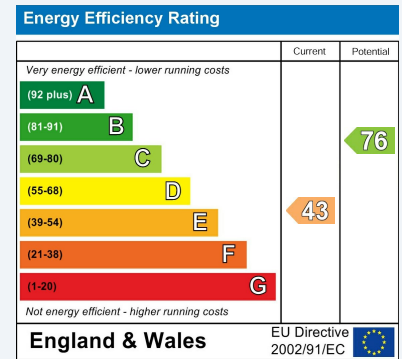
(1) Excluding balconies and terraces

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

GIRAFFE 360

## 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.

### 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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