



## Hindle Drive, Filey

- Mid Terraced House
- Utility Room
- Gardens
- EPC: AWAITED

**Offers Over £175,000**

- Three Bedrooms
- Dining Kitchen
- Close To Local Amenities

**Tenure: Freehold**

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# Hindle Drive, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this three bedroom mid terraced house located in the popular seaside town of Filey. The property is situated close to local amenities including shops, restaurants, public houses, bus and railway station and only a short drive away from the award winning Filey beach.

The property comprises of an open plan dining kitchen which incorporates wall and base units with an integrated hob, eye level oven, grill and fridge freezer, separate laundry room and bay window lounge with dual aspect windows. On the first floor are three bedrooms and a three piece bathroom suite.

The property has gas central heating and double glazed windows throughout.

To the front of the property is a garden laid to lawn with shrubs. To the rear is a generous sized garden mostly laid to lawn with a shed and summerhouse.

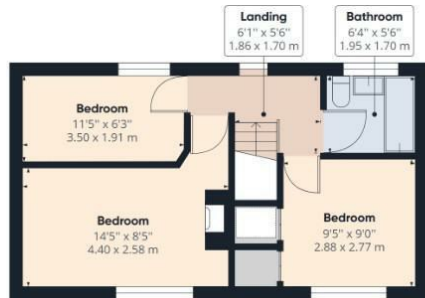
Call the office today to arrange your viewing!



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

749.51 ft<sup>2</sup>  
69.63 m<sup>2</sup>

<sup>(1)</sup> 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.

GIRAFFE360

Council Tax: B

## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

### 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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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