



Grove Road, , Filey, YO14 9LX

- Detached House
- Garage and Driveway
- No Onward Chain
- Three Bedrooms
- Sun Room
- EPC Grade F

Guide Price £180,000

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DESCRIPTION

This three-bedroom detached property in need of modernization offers great potential for those looking to customize and update a home to their own taste. The house is situated in a desirable location and comes with various features that make it an attractive project for renovation.

The exterior features a well-maintained garden both to the front and rear, offering a balance between greenery and open space. The house also has a driveway and garage for convenient parking.

The main living spaces which comprise of the living room and kitchen, require modernisation which provides an exciting opportunity for new owners to design these spaces according to their preferences.

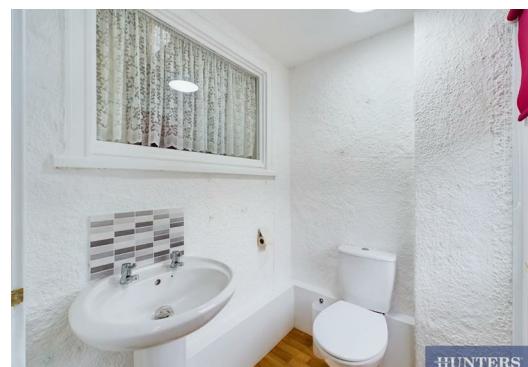
The sunroom provides an additional living space making it an ideal place to relax and could be used as a dining area, home office, or a cozy spot to unwind with a book.

A downstairs WC offers a practical and convenient feature for daily use.

Three bedrooms are available on the upper floor, providing ample space for a family or individuals. The rooms offer versatility for customization and personalization.

We have been advised by the vendor that this property is of non standard construction. We understand the property to be freehold and are not aware of any restrictions.

Overall, this three-bedroom detached property in need of modernization with a downstairs WC and a sunroom is a promising project for those seeking a home with character and the potential to create a personalized and modern living space. The combination of a spacious interior, outdoor garden, and the added charm of a sunroom makes it an exciting opportunity for renovation.





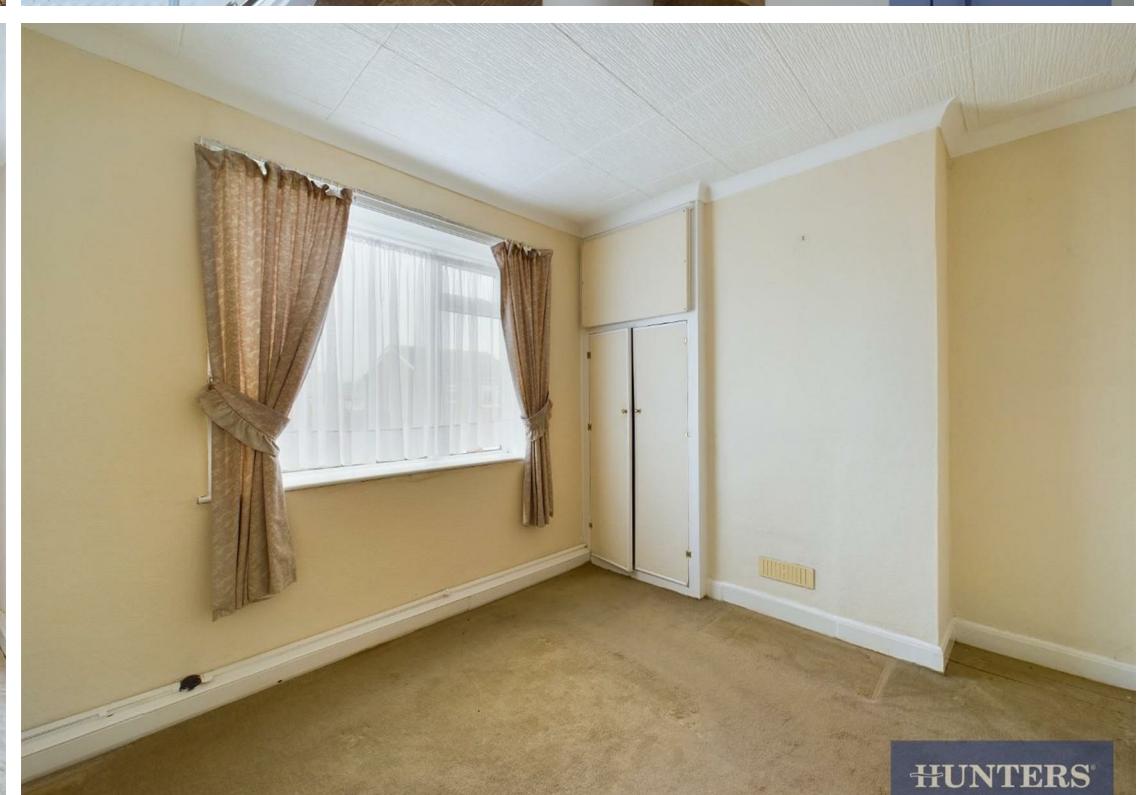
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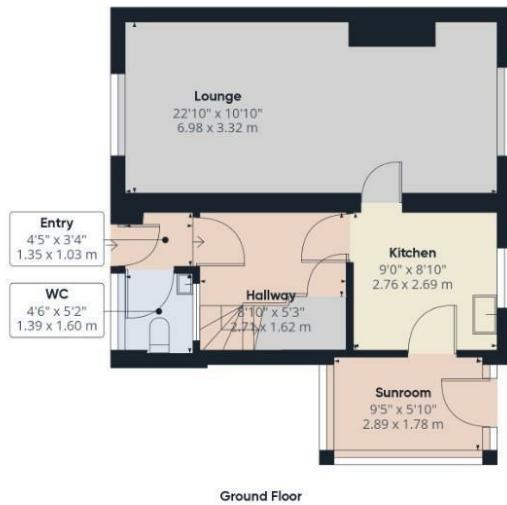
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Approximate total area^(a)
921.1 ft²
85.57 m²

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.

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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 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			31
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Viewings

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Valuations

