



Muston Road, Filey, YO14 0BS

- Detached House
- Garage and Driveway
- EPC Awaited
- Three Bedrooms
- Private Enclosed Garden
- Two Reception Rooms
- Four Piece Bathroom Suite

Guide Price £315,000



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DESCRIPTION

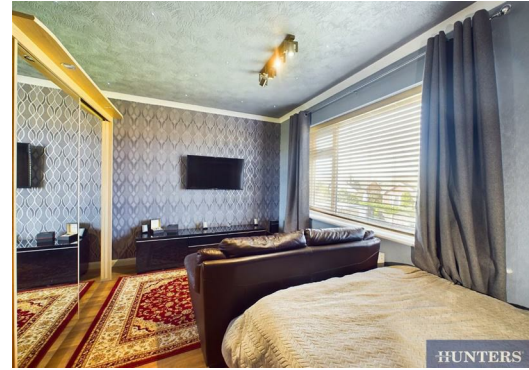
Offered to the market is this three bedroom detached home situated in the desirable seaside town of Filey. The popular seaside town has easy access to the award-winning Filey Beach, a number of public houses, primary and secondary schools, post office, a number of independent shops, cafes, pharmacies, and a supermarket. The house sits gracefully on a spacious plot with a block paved driveway providing convenient off road parking for multiple vehicles which leads up to the integral garage. This home boasts kerb appeal and welcomes visitors with its inviting ambiance.

Inside the property is a dual aspect lounge with log burner and separate dining room, providing ample space for hosting dinner parties or family gatherings with french doors leading out to the garden, seamlessly connecting the interior with the outdoor patio area, ideal for al fresco dining during warmer months.

Adjacent to the dining room is the heart of the home; the modern kitchen which comprises wall and base units, integral 5 ring gas hob, electric oven and dishwasher with space for american style fridge freezer and washing machine. To the first floor of the property are three bedrooms and the family bathroom. The master bedroom is generously proportioned and features built-in wardrobes. The two additional bedrooms are well appointed and versatile, suitable for use as children's bedrooms, guest rooms, or home offices, depending on the homeowner's needs. The bathroom comprises walk in shower cubicle, freestanding bath, low level WC and sink with the added bonus of underfloor heating. There is also a separate WC on the first floor.

The landing could also serve as a further office space due to the spacious layout.

The rear garden is a delightful outdoor haven, offering a peaceful retreat from the hustle and bustle of everyday life. It is mainly laid to lawn with a patio area providing the perfect setting for outdoor relaxation, gardening, or hosting summer barbecues with family and friends.







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾

1199.03 ft²
111.39 m²

Reduced headroom

15.09 ft²
1.4 m²

(1) Excluding balconies and terraces

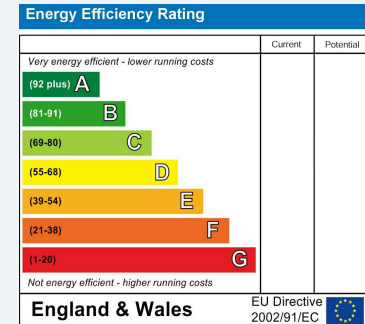
Reduced headroom
(below 1.5m/4.92ft)

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

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.

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Viewings

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

Valuations

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



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