



## Cygnnet Close, Filey, YO14 0BJ

- Semi Detached House
- Three Bedrooms
- Driveway
- Gardens
- Dining Kitchen
- EPC Grade E

**Guide Price £170,000**



# Cygnets Close, Filey, YO14 0BJ - Guide Price £170,000

## DESCRIPTION

Hunters are pleased to bring to the market this three bedroom semi detached house which is situated in the heart of Filey, within walking distance of the town centre, providing easy access to a wide range of shops, bars and restaurants, as well as only being just a short stroll away from the idyllic Filey beach.

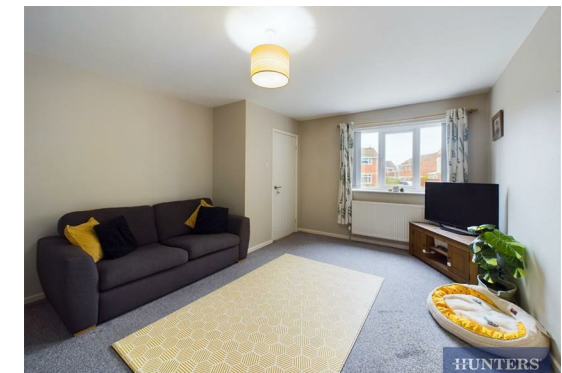
The property comprises of a porch and a lounge filled with lots of natural light plus a storage cupboard, creating a perfect setting for cozy evenings in. The kitchen diner includes modern wall and base units with an integrated gas hob, electric oven and space for both a washing machine and fridge freezer, as well as plenty of storage space for all of your cooking needs.

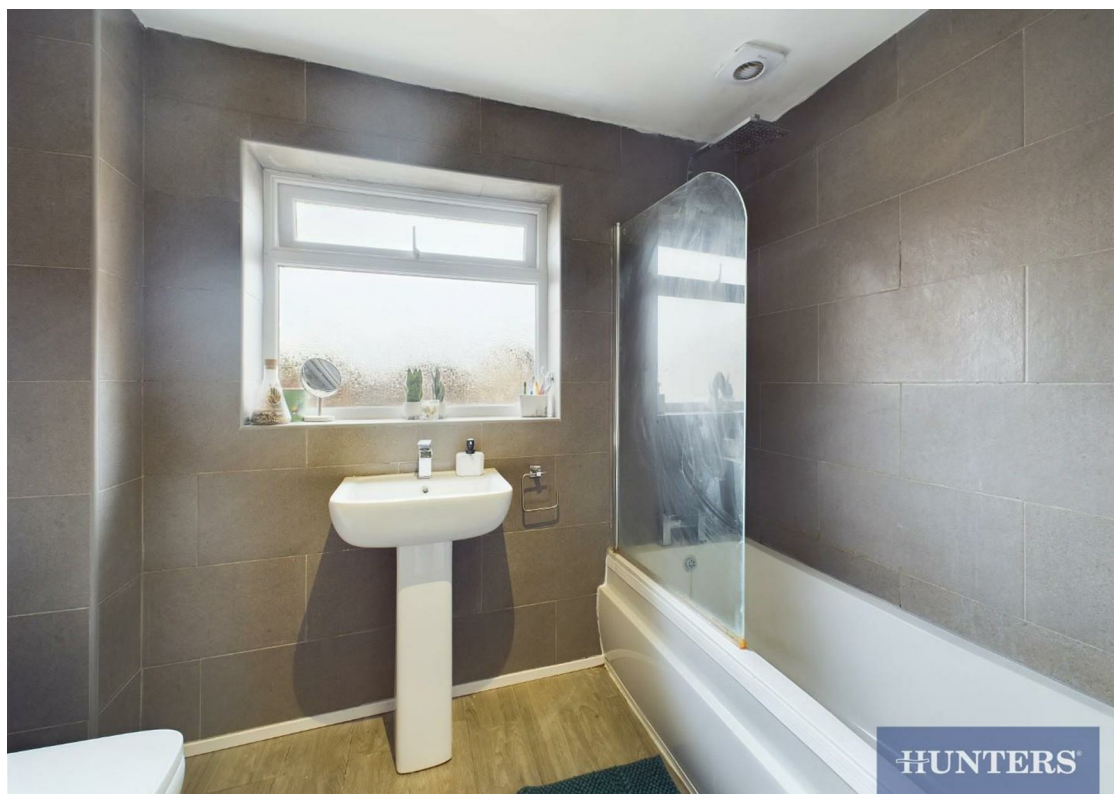
Upstairs are three bedrooms which all share access to the family three piece bathroom suite, complete with a shower over bath.

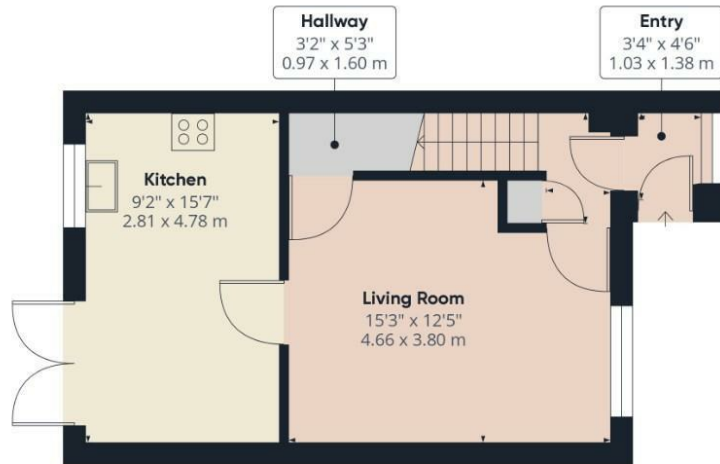
Externally the property offers a rear garden mainly laid to lawn with a paved space perfect for outdoor dining and entertaining with the added bonus of a shed. There is a driveway to the front of the property offering off street parking for multiple vehicles.

We understand this property to be freehold and are not aware of any restrictions.

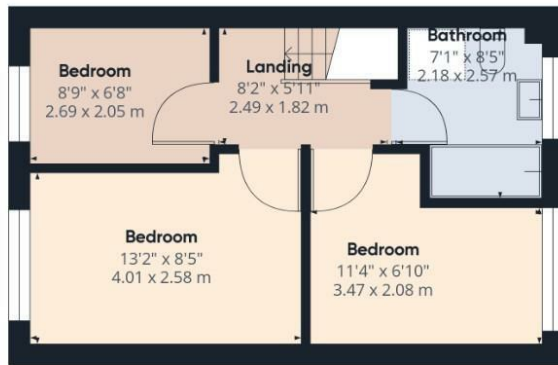
Call the office now to arrange your viewing!







Ground Floor



Floor 1

**HUNTERS**

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

747.85 ft<sup>2</sup>  
69.48 m<sup>2</sup>

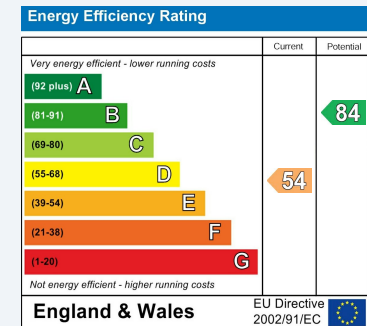
(1) Excluding balconies and terraces

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

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.

**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.

### Viewings

Please contact [filey@hunters.com](mailto: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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