



Muston Road, Filey, YO14 0AL

Guide Price £425,000

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EXCLUSIVE



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Step into a rare opportunity to own a truly unique family home in the highly esteemed area of Filey, tucked away on a substantial private plot.

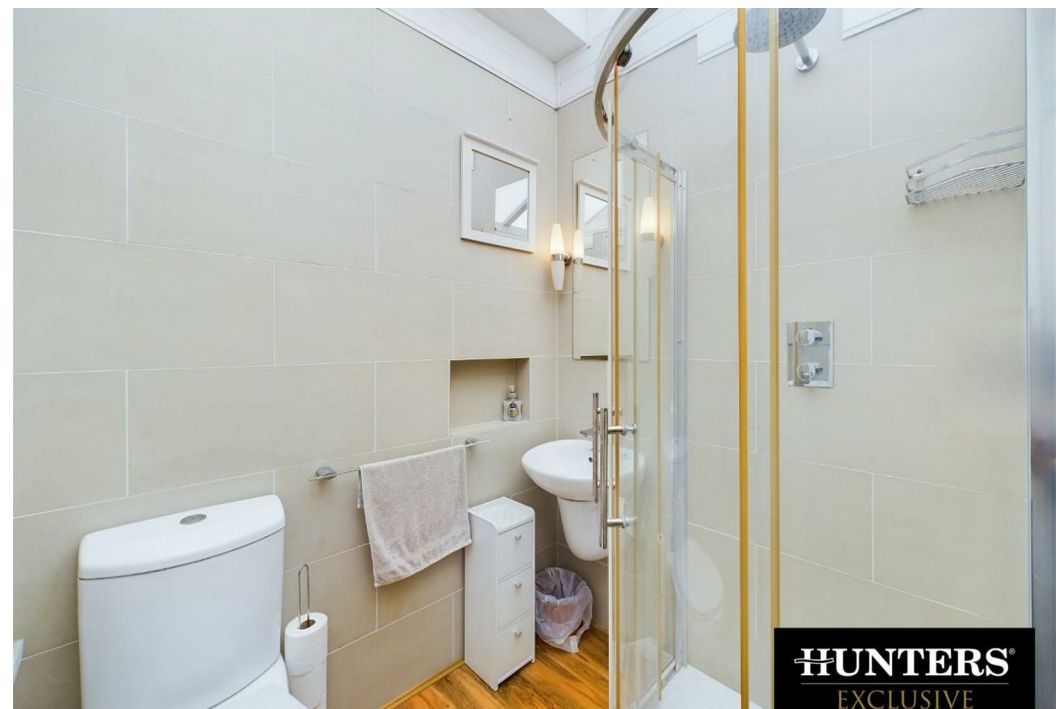
Conveniently positioned within walking distance of local conveniences including schools, shops, and Filey's picturesque bay, you're perfectly situated to enjoy all the town has to offer. Inside, the impressive accommodation boasts an inviting entrance hall, cozy living room which is dual aspect, spacious kitchen/dining area, convenient utility room, two double bedrooms, a shower room, and a bathroom on the ground floor. Upstairs, three additional bedrooms with built-in wardrobes and a family bathroom await. The front bedroom is also dual aspect.

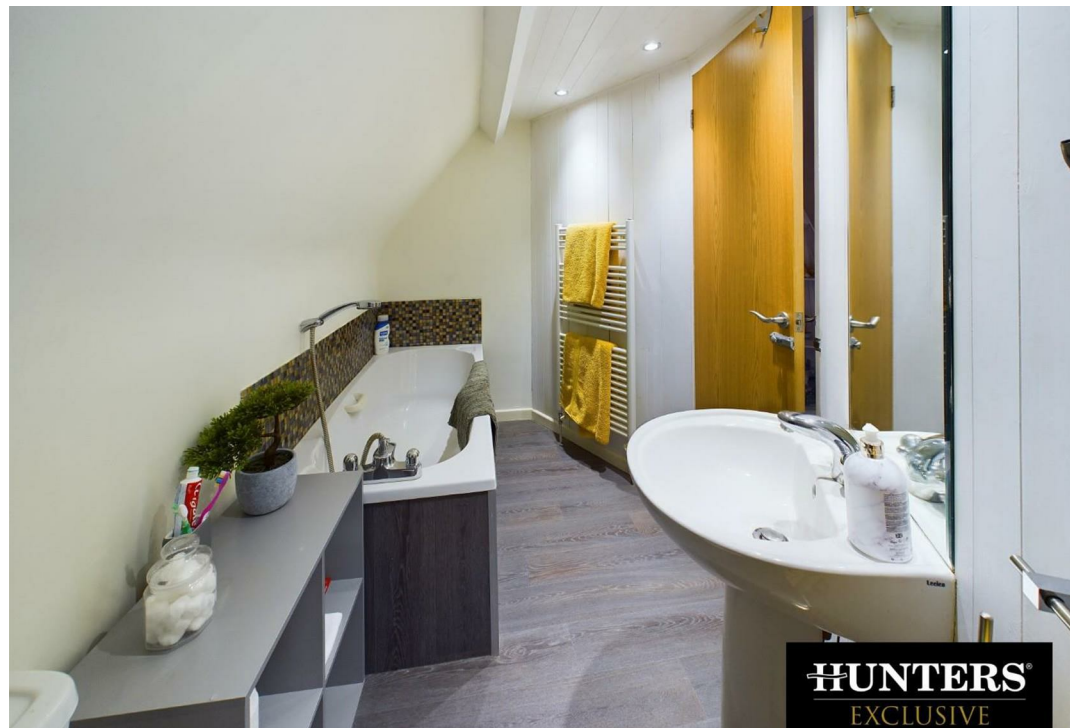
Outside, a secluded south-facing garden beckons, complete with decked areas ideal for outdoor dining, alongside a sizable driveway providing ample off-road parking at the front.

Noteworthy features include a five-year-old boiler and exciting potential for an annex at the rear.

This home not only offers generous space for entertaining but also meets the demands of modern family living. Don't miss out on the opportunity to experience this fantastic property firsthand. We believe the property to be freehold and are not aware of any restrictions.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

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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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1669.95 ft²
155.14 m²

Reduced headroom

108.03 ft²
10.04 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.

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 338958 | Website: www.hunters.com





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