



## Mill Meadows Lane, Filey, YO14 0FB

- 30% Shared Ownership
- Off Road Parking
- Semi-Detached House
- Front and Rear Garden
- Two Bedrooms
- EPC Grade - B

**30% Shared ownership £51,000**



# Mill Meadows Lane, Filey, YO14 0FB - 30% Shared ownership £51,000

## DESCRIPTION

Offered to the market is this two bedroom semi detached house being sold as 30% shared ownership. The property is located in the popular town of Filey close to the various local amenities on offer including schools, shops, restaurants, and the award-winning beach.

The property comprises spacious lounge with patio doors leading out to the rear garden. The kitchen is fitted with wall and base units with an integrated oven and gas hob, washing machine and space for a fridge/freezer. There is also a separate WC on the ground floor.

To the first floor are two light and airy double bedrooms and there is a separate wet room which can be adapted to a modern house bathroom if desired.

To the front of the property is a quaint garden with a driveway offering parking for multiple cars. To the rear of the property is a fully enclosed garden mainly laid to lawn with a patio area, perfect for entertaining.

The property benefits from UPVC double glazing throughout and an air source heat pump.

Call the office today to arrange a viewing!

Tenure Type: Leasehold

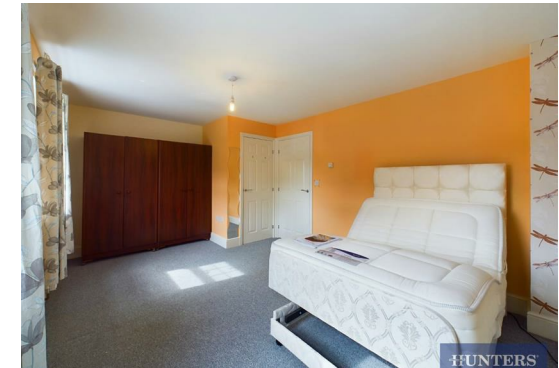
Leasehold Years remaining on lease: 91

Leasehold Annual Service Charge Amount: Approx. £25.44

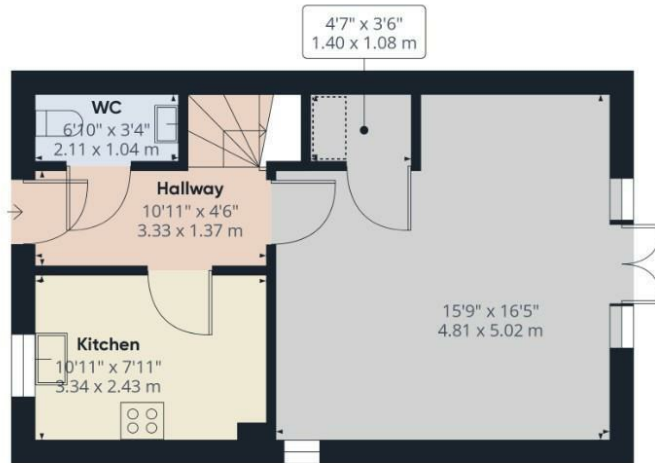
Leasehold Ground Rent Amount: £0.00

Shared Ownership 30% of share, amount of rent on remaining share:  
Approx. £375.83.

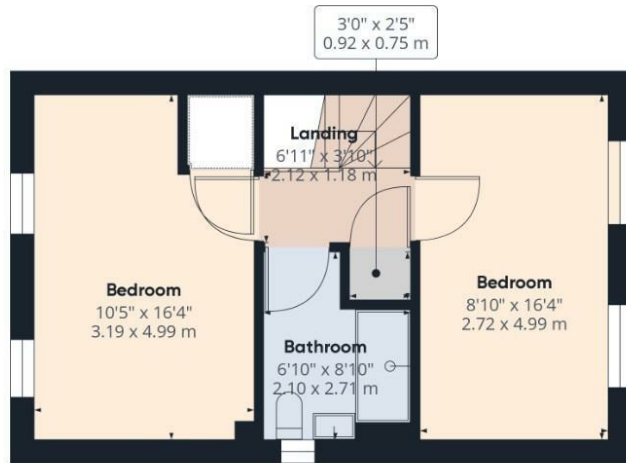
Council Tax Banding: B







Ground Floor



Floor 1

**HUNTERS**

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

831.83 ft<sup>2</sup>  
77.28 m<sup>2</sup>

**Reduced headroom**

4.46 ft<sup>2</sup>  
0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

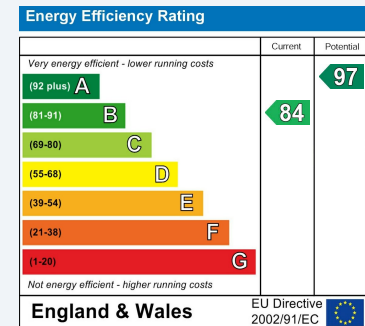
Reduced headroom (below 1.5m/4.92ft)

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.

**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.

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

