

## Pasture Crescent, Filey

- Detached House
- Gardens
- Conservatory
- EPC Grade C
- 4 Bedrooms
- Dining Kitchen
- Studio/Office with Soundproofing

**Offers Over £300,000**



# Pasture Crescent, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this spacious four bedroom detached house in the highly desired sea-side town of Filey, which offers a wide range of fantastic facilities whilst only being a short distance away from the local towns with their stunning beaches and country walks.

The property comprises of a spacious lounge including an electric fire with ambient lighting. Adjacent to the living room, the dining kitchen offers a stylish space for hosting family gatherings and dinner parties. The conservatory situated just off the kitchen is currently being used as a play area/toys room for children however could serve as a variety of uses for any owner. The property also includes a utility area and a downstairs WC on the ground floor.

The living spaces are filled with an abundance of natural light, creating a bright and airy feel.

To the first floor of the property are 4 bedrooms with the main bedroom including built in wardrobes and a three piece en-suite. There is also a fully boarded loft with pull down ladder fitted which is perfect for additional storage and features a Hive heating system.

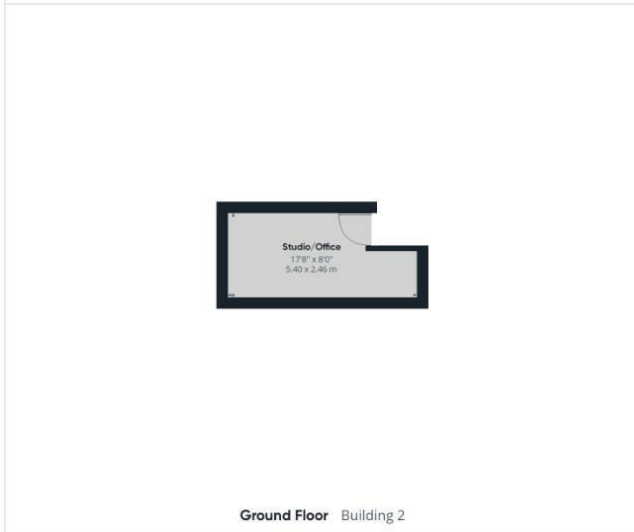
Externally, the front of the property is mostly laid to lawn with a driveway leading to the converted garage that is currently being used as a music studio and has been soundproofed by the current owners. There is also the benefit of an EV charging point on the driveway.

To the rear is a garden with artificial grass and separate area with indian sandstone paving perfect for entertaining.

This is a fantastic family home, call the office now to arrange your viewing!







Approximate total area<sup>(1)</sup>  
 1289.24 ft<sup>2</sup>  
 119.77 m<sup>2</sup>

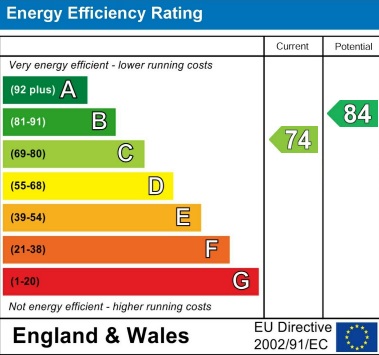
(1) Excluding balconies and terraces

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

GIRAFFE 360

# 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.

## Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA  
 Tel: 01723 338958 Email: filey@hunters.com <https://www.hunters.com>

