



The Croft, Filey, YO14 9LT

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Garage and Off Road Parking
- Low Maintenance Garden
- EPC Grade - D

Guide Price £250,000



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DESCRIPTION

Nestled within the picturesque coastal town of Filey, this delightful semi-detached residence offers the perfect blend of seaside living and contemporary comfort. Situated in a popular residential area, this property presents an ideal opportunity for those seeking a serene lifestyle within easy reach of local amenities and the stunning coastline. Within close proximity to local shops, restaurants, schools, and transport links, residents can enjoy the convenience of urban amenities while relishing the tranquility of coastal living.

Upon entering, you are greeted by a spacious entrance hall that provides access to two generously sized reception rooms, light and airy dining room, downstairs WC and a modern kitchen that features a gas hob and oven with space for a fridge freezer, dishwasher / washing machine.

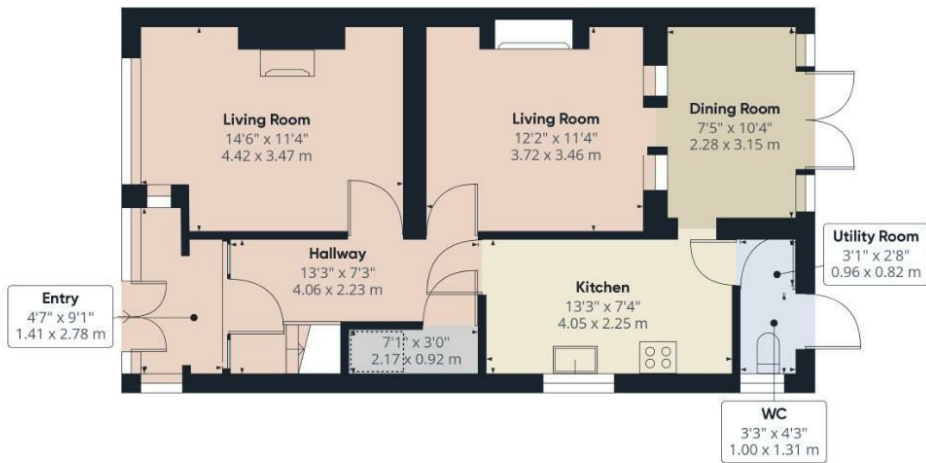
Boasting three well-proportioned bedrooms upstairs, this home provides ample space for families or those seeking additional space for guests or home offices. A modern bathroom ensures convenience and comfort, providing a serene retreat for unwinding after a day spent exploring the coastline or for those with a growing family.

Externally, the charming paved garden provides a tranquil outdoor space, perfect for al fresco dining, gardening enthusiasts, or simply enjoying the fresh sea breeze without the hassle of extensive maintenance. There is also the added benefit of a detached garage and tarmac driveway providing ample off road parking.

This property also benefits from UPVC double glazing and gas central heating. The property is also freehold and we are not aware of any restrictions. Contact us now to arrange your viewing!







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1035.51 ft²
96.2 m²

Reduced headroom

8.46 ft²
0.79 m²

(1) Excluding balconies and terraces

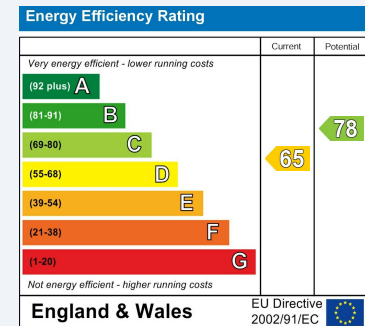
Reduced headroom (below 1.5m/4.92ft)

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.

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, 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.

