



## Muston Road, Filey

YO14 0AJ



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Offers Over £575,000

**HUNTERS**<sup>®</sup>  
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# Muston Road, Filey

## DESCRIPTION

Welcome to this charming detached double-fronted house boasting spaciousness and versatility at every turn. Nestled within the popular seaside town of Filey, this incredible home is close to schools, transport links, shops, doctors and dentists, to name a few, as well as being within walking distance of the award winning Filey beach. Upon entering, you're greeted by a sense of openness, as the expansive layout effortlessly flows from one area to the next. The ground floor features two generously sized bedrooms, offering privacy and tranquility. These versatile spaces could serve as guest rooms, home offices, or cozy retreats for family members.

The heart of the home lies in its open-plan kitchen and dining room, where culinary delights meet convivial gatherings. Imagine preparing delicious meals in the well-appointed kitchen, complete with modern appliances such as a range cooker and ample storage, while loved ones gather around the dining table, creating memories that last a lifetime.

Adjacent to the kitchen is a convenient utility room, providing additional storage space and a door to the garden. There is also a separate reception room situated off the dining area which provides additional space for enjoyment.

Upstairs, four spacious bedrooms await, providing comfortable accommodation for family members. The main bedroom benefits with an en-suite bathroom and ample eaves wardrobe space. Three additional bedrooms provide flexibility and can easily be adapted to suit your needs, whether as cozy sleeping quarters or functional workspaces.

With three well-appointed bathrooms throughout the home, convenience is never compromised. Outside, the property boasts a sprawling garden, perfect for outdoor activities and al fresco dining. The lush greenery provides a serene backdrop, creating a private oasis for relaxation and recreation. Off-road parking adds convenience and peace of mind, allowing for hassle-free arrivals and departures, with an approx 16ft x 8ft wooden shed.







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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 2544.19 ft<sup>2</sup>  
 236.36 m<sup>2</sup>

**Reduced headroom**  
 122.3 ft<sup>2</sup>  
 11.36 m<sup>2</sup>

(1) Excluding balconies and terraces

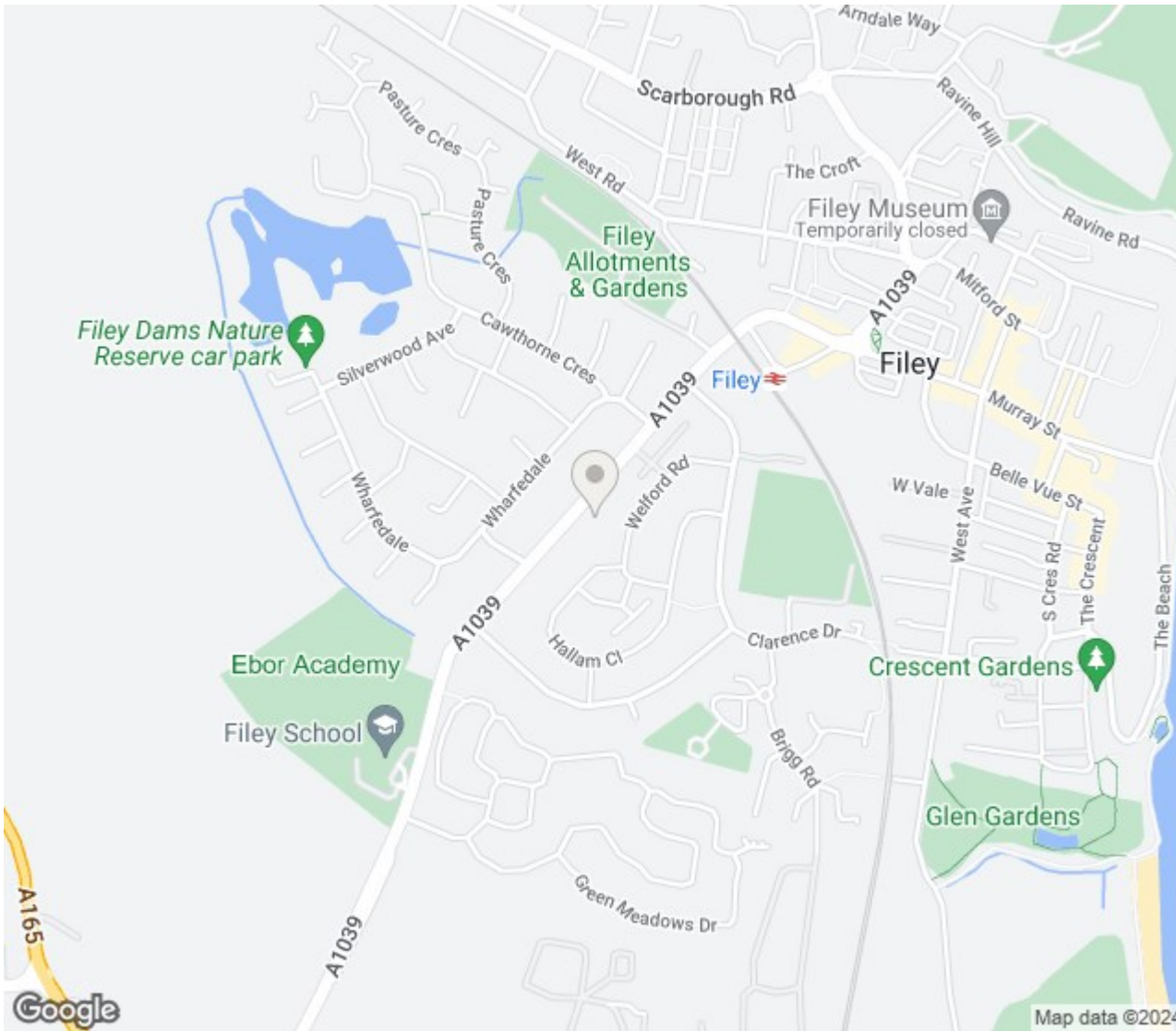
Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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