

## Cawthorne Crescent, Filey, YO14 0DA

- Detached House
- Integral Garage
- EPC Grade - C
- Three Bedrooms
- Gardens
- Two Bathrooms & Downstairs WC
- No Onward Chain

**Offers Over £264,950**



# Cawthorne Crescent, Filey, YO14 0DA

## DESCRIPTION

Hunters are pleased to bring to market this spacious three bedroom detached house spanning an impressive total area of 1011.81 square feet dispersed over two levels. Nestled within a popular residential part of Filey, this home would be perfect for upsizers, downsizers, investors or first time buyers. Being located within close proximity to Filey town centre where you will find ample amenities from shops to doctors and dentists, it is ideally situated for all your wants and needs.

The ground floor of this delightful home features a thoughtfully designed floor plan with a sizable entrance hall, a well-equipped kitchen with space for a breakfast bar or dining table, integrated oven, gas hob and dishwasher with additional space for a fridge/freezer, tumble dryer and washing machine, a convenient WC, a comfortable living room with bay window and glass panelled doors to the dining room and patio doors from the dining room into the lean to, and an accommodating integral garage.

The upper floor houses three inviting bedrooms with the main bedroom offering fitted wardrobes and a private ensuite with a shower. There is also the benefit of a full family bathroom complete with a bath, WC and sink basin. With a total of three bedrooms and three bathrooms, this residence provides ample space for families or those who appreciate an extra room for guests or personal hobbies.

Externally this fantastic property offers off road parking, along with the integral garage which is perfect for additional storage. There is a low maintenance front garden and an enclosed rear garden mainly laid to lawn. There is currently a convenient lean to which is situated at the rear, currently used as a perfect shelter for a hot tub or Lay-Z Spa.

We believe this property to be freehold and are not aware of any restrictions.

Call us now to avoid missing out on this incredible family home!







Ground Floor



Floor 1

HUNTERS

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

1094.39 ft<sup>2</sup>  
101.67 m<sup>2</sup>

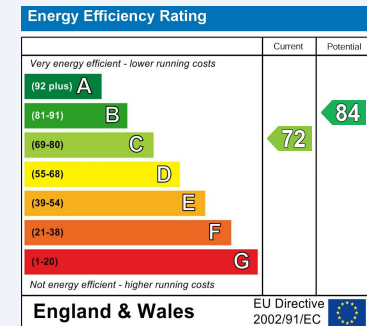
(1) Excluding balconies and terraces

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

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.



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