



## Mount View, Muston, Filey, YO14 0EL

- End Terrace House
- Three Bedrooms
- No Onward Chain
- Garage
- Gardens
- EPC Grade - E

**Guide Price £270,000**



# Mount View, Muston, Filey, YO14 0EL

## DESCRIPTION

Hunters are pleased to present this three story end of terrace house which spans over an area of 1001.04 square feet and is accommodated with two generously spaced bedrooms and two well fitted bathrooms. This lovely property is situated in the quaint and peaceful village of Muston, just 2 miles from the seaside town of Filey. Muston has a bus service and a public house, along with lovely country walks and is not far from local amenities in neighbouring towns.

The ground floor of the house offers a fully equipped kitchen featuring oven and hob, Belfast sink, fridge freezer, washing machine and dishwasher, a commodious dining room, a WC for guests, and two cosy living rooms, one of which featuring a wood burning stove adding to the warmth of the house.

As you ascend to the first floor you will find two of the bedrooms with the main bedroom providing access to a balcony, accompanied by a fully equipped bathroom that includes both shower and bath facilities. Lastly, on the uppermost floor, lies the third bedroom that provides optimum privacy and amazing field views. With its well-thought-out floor plan, this property promises a comfortable and convenient living environment.

Externally, this home offers serene gardens to the side and is a verdant sanctuary brimming with a diverse array of plants and greenery. This garden provides a great space for entertaining friends and family or relaxing after a long day with all three south west facing terraces which can be accessed from one another. There is also a garage which provides ample additional storage space. We would encourage an internal inspection of this property to appreciate all it has to offer!

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







**Approximate total area<sup>(1)</sup>**  
 1007.99 ft<sup>2</sup>  
 93.65 m<sup>2</sup>

**Reduced headroom**  
 11.01 ft<sup>2</sup>  
 1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

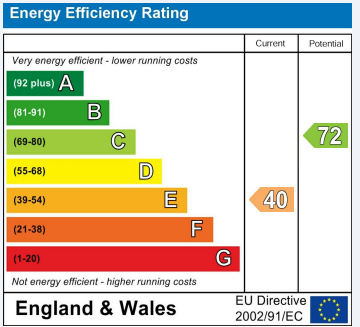
Reduced headroom (below 1.5m/4.92ft)

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.



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