



St. Helens Lane, Reighton, Filey, YO14 9SB

- *** £5,000 CASH BACK ON COMPLETION ***
- Semi Detached House
- Three Bedroom
- Driveway & Gardens
- New Build With Modern Interior
- EPC - TBC

Guide Price £250,000



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DESCRIPTION

**** £5,000 CASH BACK ON COMPLETION IF SALE AGREED BEFORE CHRISTMAS****

Welcome to St. Helens Lane in Reighton - a charming location for this stunning new build semi-detached house. This property boasts a modern design which offers a fresh and contemporary living space for its future owners.

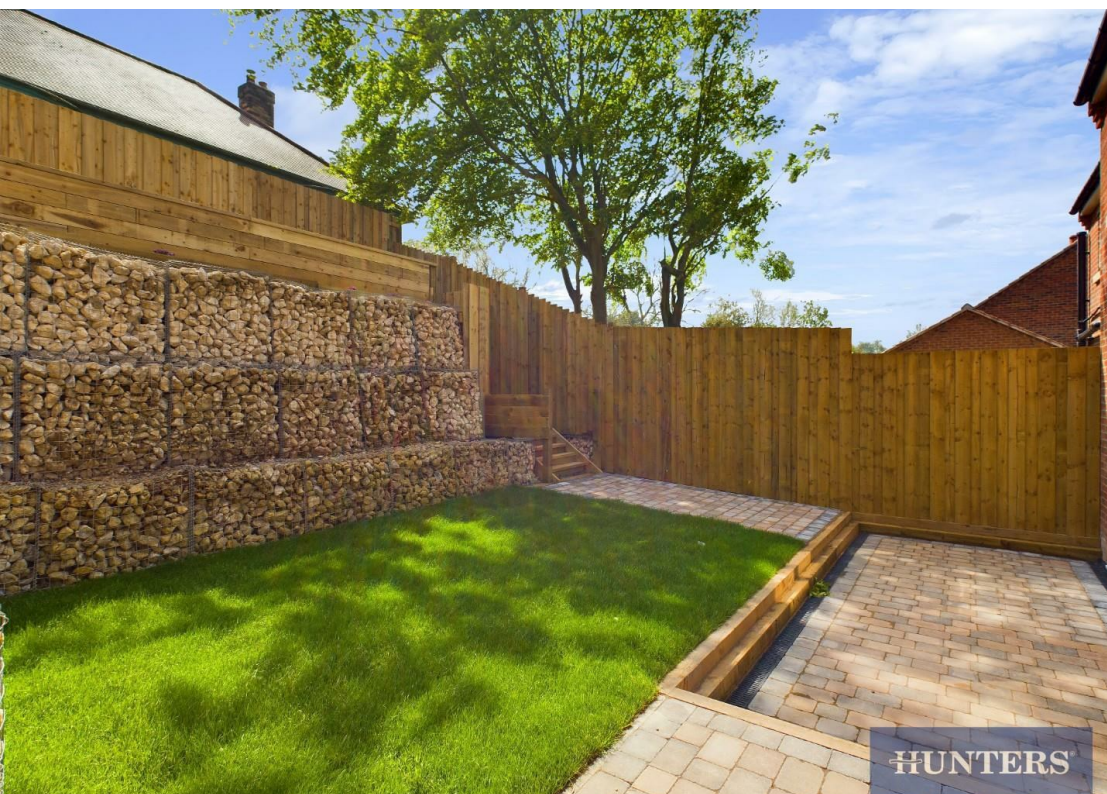
Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents, and a stunning and spacious kitchen/diner which is ideal for family gatherings!

One of the highlights of this property is the off road parking available for numerous vehicles, providing ease and convenience for those with a car, alongside the tiered garden with patio area, lawn and steps up to a raised decked area, perfect for those summer days. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this new build property offers a fantastic opportunity to own a modern home in a desirable location.

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

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

644.83 ft²
59.91 m²

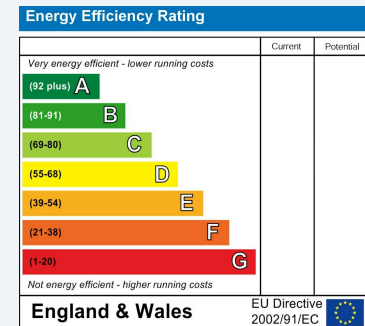
(1) Excluding balconies and terraces

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, 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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