



## Welford Road, Filey, YO14 0AE

- Semi Detached House
- Three Bedrooms
- Good Sized Plot
- Garage and Parking
- Beautiful Gardens
- EPC Grade - D

**Guide Price £320,000**



# Welford Road, Filey, YO14 0AE

## DESCRIPTION

Welcome to this charming semi-detached house located on Welford Road in the picturesque town of Filey. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and rest comfortably. There is also the added bonus of a detached utility room with additional storage.

The house features a well-maintained bathroom and downstairs WC, ensuring convenience and privacy for all residents. Situated in a peaceful neighbourhood, this property offers a serene retreat from the hustle and bustle of everyday life.

One of the standout features of this home is the parking available for numerous vehicles, providing ease and convenience for those with cars and an additional garage. There is also beautiful gardens surrounding the property. Whether you're a first-time buyer looking to start a new chapter or a growing family in need of more space, this property offers endless possibilities to create a warm and welcoming home.

Don't miss out on the opportunity to make this lovely house your own and enjoy the best of what Filey has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home on Welford Road.

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





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**Viewings**

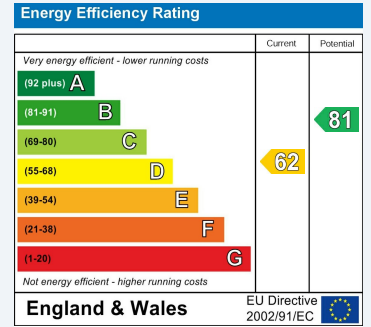
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.

