



## West Road, Filey

- Semi Detached House
- No Onward Chain
- Gardens

- Two Bedrooms
- Off Road Parking
- EPC Grade - C

**Guide Price £185,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# West Road, Filey

## DESCRIPTION

Welcome to this spacious two bedroom semi-detached house located on West Road in the picturesque town of Filey. This property boasts a cosy reception room and a light and airy kitchen. With two lovely bedrooms, there's plenty of space for a small family or guests to stay over. The bathroom offers convenience for daily use with a separate WC next door.

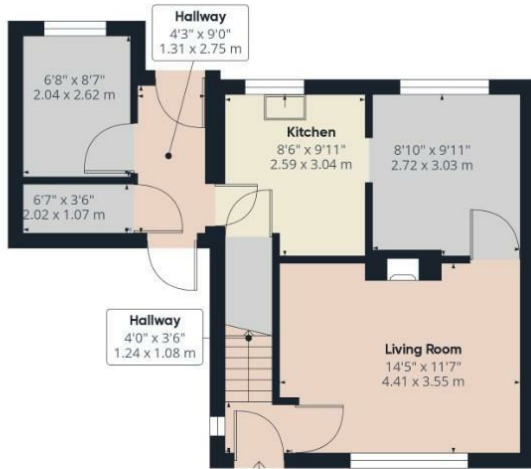
The property also features off road parking for a couple of vehicles, ensuring that you never have to worry about finding a spot after a long day out and a generously sized rear garden, mainly laid to lawn, providing a great space for entertaining guests or relaxing in the sun. There is also the bonus of additional storage space to the side of the property.

Don't miss the opportunity to make this house your home in the delightful town of Filey. Whether you're looking for a permanent residence or an investment opportunity, this property has the potential to fulfill all your needs.

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

Book a viewing today and avoid missing out!





Ground Floor



Floor 1

**HUNTERS**

Approximate total area<sup>®</sup>  
845.25 ft<sup>2</sup>  
78.53 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.

GIRAFFE 360

Council Tax: B

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE