

## Pasture Crescent, Filey, North Yorkshire, YO14 0EZ

- Terraced House
- Off Road Parking
- Three Bedrooms
- Rear Garden
- No Onward Chain
- EPC Grade - C

**Guide Price £190,000**



# Pasture Crescent, Filey, North Yorkshire, YO14 0EZ

## DESCRIPTION

Hunters are pleased to bring to the market this a charming three bedroom terraced house that could be your next dream home! Situated on the popular "Pastures", this property is within close proximity to Filey town centre and all the amenities it has to offer. Filey provides regular transport links to neighbouring towns and villages, and also offers both primary and secondary schools. This property is sold with no onward chain and would make a great home or investment for a magnitude of buyers.

This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family and has ample space for a dining table. On the ground floor there is also a kitchen that offers a gas hob, oven and grill and space for a washing machine and fridge freezer. There is also a convenient downstairs WC. On the first floor, there are two double bedrooms and a house bathroom with shower over. The main bedroom is on the second floor with a modern ensuite. There's plenty of space for everyone to unwind and make themselves at home.

Externally, this property offers a low maintenance rear garden, mainly laid to lawn with a patio area, perfect for sitting and enjoying the sun.

With an allocated off road parking space available to the rear and parking with a dropped curb to the front, you'll never have to worry about finding a spot after a long day at work.

Whether you're looking to settle down, searching for a holiday home by the sea or looking to invest in a profitable buy-to-let, this terraced house in Filey has so much to offer. Don't miss out on the opportunity to make this charming property your own - book a viewing today!







**Approximate total area<sup>(1)</sup>**  
 886.41 ft<sup>2</sup>  
 82.35 m<sup>2</sup>

**Reduced headroom**  
 18.51 ft<sup>2</sup>  
 1.72 m<sup>2</sup>

(1) Excluding balconies and terraces

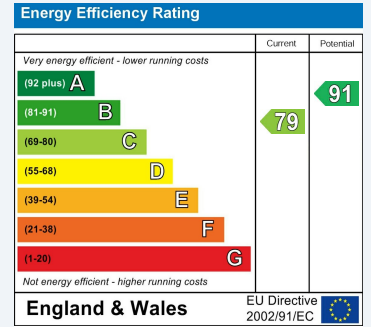
Reduced headroom (below 1.5m/4.92ft)

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.

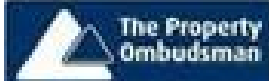
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal 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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