

## Mitford Street, Filey, Yorkshire, YO14 9DY

- Modern Terraced House
- Central Location
- EPC Grade - D
- Four Bedrooms
- Rear Courtyard Garden
- No Onward Chain
- Perfect Family Home or Investment

**Offers Over £250,000**



# Mitford Street, Filey, Yorkshire, YO14 9DY

## DESCRIPTION

Welcome to Mitford Street in Filey - a charming location for this delightful and modern mid-terrace house! Situated in a central location, this property is within easy reach of all the amenities Filey centre has to offer, alongside regular transport links and the stunning Filey beach.

This property boasts a spacious layout with an open plan lounge/diner on the ground floor, perfect for entertaining guests or simply relaxing with your loved ones. There is also a modern family kitchen with wall and base units, integrated fridge/freezer and built in electric fan assisted oven with ceramic style hob and canopy over. The kitchen leads into a convenient utility room with a door to the downstairs WC. With four cosy bedrooms over the first and second floor, there's plenty of space for the whole family to unwind and make this house a home. One of the wow factors of this home is the spacious bathroom which offers a large shower unit, double sink basins and freestanding bath.

Externally this property offers a low maintenance rear courtyard garden which is perfect for relaxing and spending time with loved ones.

We believe the property to be freehold and are not aware of any restrictions. There is gas central heating and UPVC double glazing. This property is also being sold with no onward chain, so would make a fantastic purchase for a magnitude of buyers.

Having undergone upgrades over recent years by the current owners, you don't want to miss the opportunity to make this lovely house your own - book a viewing today!











**Approximate total area<sup>(1)</sup>**  
 1335.05 ft<sup>2</sup>  
 124.03 m<sup>2</sup>

**Reduced headroom**  
 2.26 ft<sup>2</sup>  
 0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

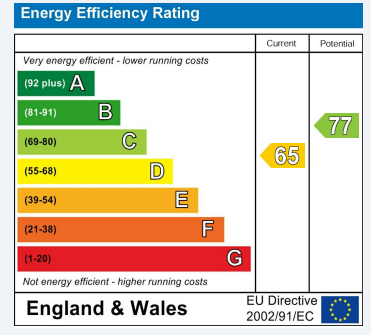
Reduced headroom (below 1.5m/4.92ft)

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.



7a Murray Street, Filey, YO14 9DA  
 Tel: 01723 338958 Email: [filey@hunters.com](mailto:filey@hunters.com) <https://www.hunters.com>

