



## Mill Meadows Lane, Filey, YO14 0FA

- Semi Detached House
- Three Bedrooms
- Garage & Ample Off Road Parking
- Rear Garden
- Modern Interior
- EPC Grade - B

**Guide Price £230,000**



# Mill Meadows Lane, Filey, YO14 0FA

## DESCRIPTION

Welcome to this charming semi-detached house located on the popular Mill Meadows development in the picturesque seaside town of Filey. Mill Meadows is a sought after part of Filey due to its proximity to Filey secondary school, local primary schools as well as the town centre and award winning beach. This property is situated on an enviable plot due to it being at the end of a private road, and boasts a spacious layout, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to a light and airy living room, convenient downstairs WC with a back to wall vanity unit, and a modern kitchen/diner with patio doors to the rear. The kitchen benefits from gloss wall and base units, built-in electric oven and gas hob and plumbing for a dishwasher. There is also ample space for a dining table and the patio doors flood this room with natural light.

As you ascend upstairs, there are two double bedrooms along with a single bedroom, ensuring space for the whole family. The property also boasts a modern house bathroom with shower over bath and back to wall vanity unit.

Parking is always a breeze with ample off road parking and a detached garage, making coming and going a stress-free experience. There is also a lovely rear garden, mainly laid to lawn with patio.

Situated in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to enjoy a leisurely stroll in the countryside or simply relax in your own private sanctuary, this house provides the perfect setting for a comfortable and convenient lifestyle.

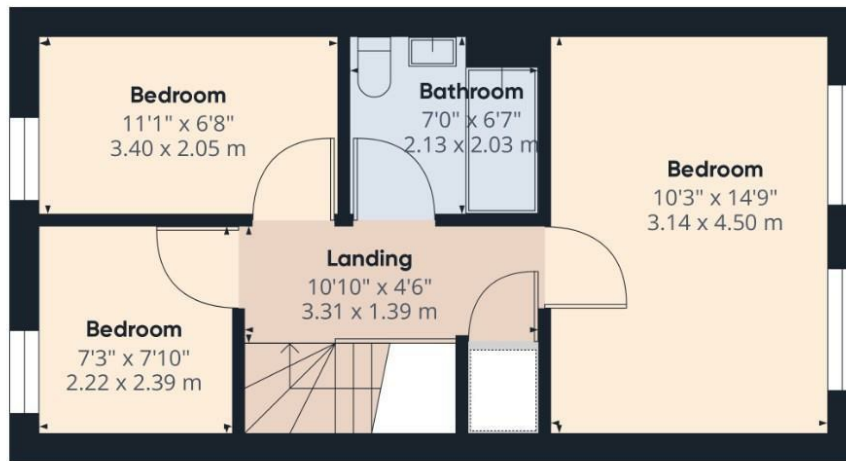
Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property!







Ground Floor



Floor 1

**HUNTERS**

Approximate total area<sup>(1)</sup>  
797.28 ft<sup>2</sup>  
74.07 m<sup>2</sup>

(1) Excluding balconies and terraces

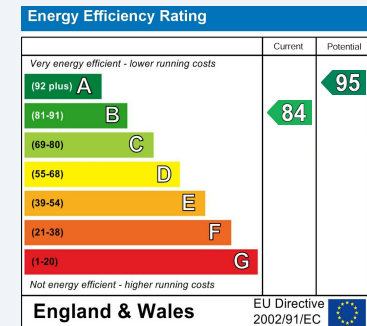
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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