



West End, Muston, Filey, YO14 0ES

- Terraced Cottage
- Two Bedrooms
- No Onward Chain
- Lovely Rear Cottage Garden
- Off Road Parking
- EPC Grade - E

Guide Price £245,000



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DESCRIPTION

Welcome to this charming two bedroom terraced cottage located on the desirable West End in the village of Muston. West End is a very sought after part of this quaint semi-rural village, and with a parking space to the rear and peaceful country cottage garden, this property is sure to be a treat for a magnitude of buyers! Currently used as a successful holiday let, this cottage blends rustic charm with cosy living, making it an ideal investment or tranquil home. Muston has bus links to neighbouring towns, but is also only a short drive from the beach and all the amenities Filey has to offer. Muston boasts a lovely community, and is a popular favourite for those seeking a seaside home that also offers a sense of tranquility.

This charming cottage features a cosy living room with an open fire, a spacious kitchen that flows into a bright dining area with patio doors to the garden, and a convenient downstairs shower room and utility room at the rear. The kitchen offers both wall and base units, fridge/freezer, dishwasher, electric oven and hob and white ceramic Belfast sink with a washing machine and additional storage in the utility.

Upstairs, this property features two double bedrooms, each with an ensuite WC. One of the bedrooms boasts a vaulted ceiling with a skylight and plenty of storage space.

Externally, not only does this cottage provide an off road parking space to the rear, there is also a beautiful country cottage garden with lush greenery and a couple of seating areas. The garden is peaceful and is perfect for those who love to relax and enjoy nature, and also benefits from a shed with power and lighting.

The property offers heating via a air source heat pump and traditional Yorkshire sash windows. There is the option of purchasing this property fully furnished, subject to a separate negotiation. Having undergone plenty of improvements since ownership by the current vendors, we would encourage an early viewing to appreciate all this cottage has to offer!







HUNTERS	
Approximate total area⁽¹⁾	
931.08 ft ²	86.5 m ²
Reduced headroom	
8.07 ft ²	0.75 m ²
(1) Excluding balconies and terraces	
Reduced headroom ----- Below 5 ft/1.5 m	
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: center;">GIRAFFE360</p>	

Viewings

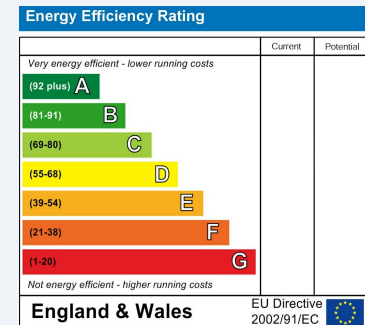
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

