

## Mill Meadows Lane, Filey, YO14 0FA

- Detached House
- Four Bedrooms
- Beautifully Presented Family Home
- Garage & Off Road Parking
- NHBC Warranty
- EPC Grade: B

**Offers In The Region Of £325,000**



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Nestled in a sought-after family-friendly estate in the charming seaside town of Filey, this delightful 4-bedroom detached house offers modern living in a fantastic location. Conveniently situated close to both the secondary and primary schools, this property is ideal for families seeking comfort and convenience.

Built with quality and care, the house still benefits from an active NHBC warranty, providing peace of mind for its new owners. Neutral yet stylish decor flows throughout the property, creating a bright and welcoming atmosphere.

The heart of the home is a contemporary kitchen/diner, perfect for hosting family meals or entertaining friends. A spacious living room features an electric feature fireplace, adding warmth and character. Practicality is key with a downstairs cloakroom and a separate utility room.

Upstairs, the property boasts four well-proportioned bedrooms. The main bedroom includes a modern ensuite shower room, while the remaining bedrooms share a sleek family bathroom.

Outside, the property enjoys a well-maintained rear garden with a mix of lawn and patio areas, ideal for relaxing or outdoor dining. A garage and off-road parking complete the package, offering ample space for vehicles and storage.

This home combines modern comfort, excellent location, and timeless style - perfect for families looking to enjoy the coastal lifestyle of Filey.

Don't miss the opportunity to make this house your home - schedule a viewing today!





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**HMRC**  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



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Approximate total area<sup>(1)</sup>  
1043.78 ft<sup>2</sup>  
96.97 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.

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### Viewings

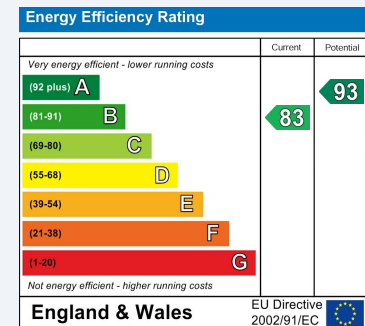
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.