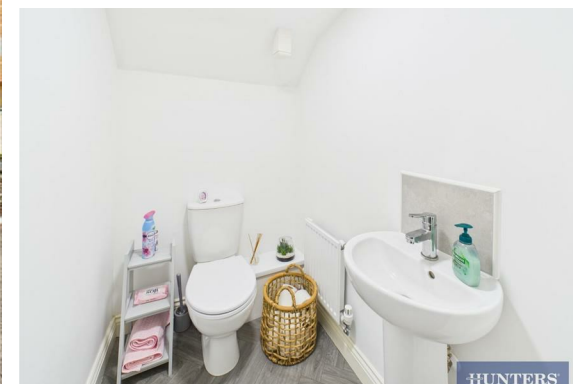




Mill Meadows Lane, Filey, YO14 0FA

- Semi-Detached House
- Off Road Parking & Garage
- NHBC Warranty
- Three Bedrooms
- Rear Garden
- EPC Grade: B

Guide Price £220,000



Mill Meadows Lane, Filey, YO14 0FA

DESCRIPTION

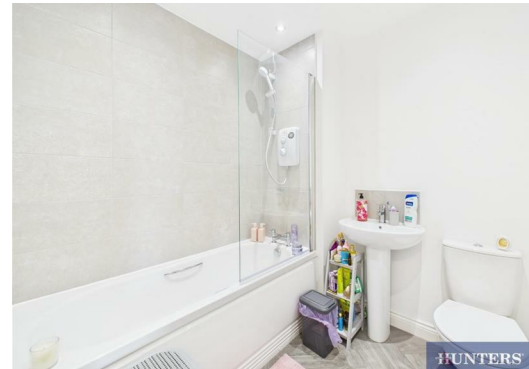
Step into this stunning three-bedroom semi-detached home, perfectly situated in a sought-after modern development. Immaculately presented throughout, this property offers a fantastic opportunity for families, with Filey Secondary School and two primary schools just a short walk away.

Filey itself boasts a charming community feel, with a range of local amenities right on your doorstep. Enjoy easy access to shops, cafés, a dentist, a doctor's surgery, picturesque parks, and the award-winning Filey Beach—perfect for seaside strolls and family days out.

Inside, the welcoming entrance hall leads to a convenient downstairs WC and a bright, spacious living room, where a large front-facing window fills the space with natural light. The stylish dining kitchen is designed for modern living, featuring sleek wall and base units, a gas hob, an electric oven, space for a fridge/freezer, and plumbing for a washing machine. There's also plenty of room for dining and entertaining, making it the heart of the home.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The property is further enhanced by a generously sized rear garden, ideal for outdoor relaxation and play, off road parking and a detached garage.

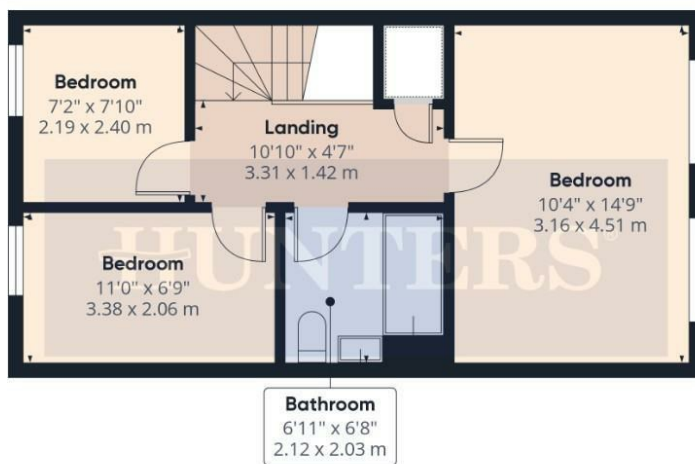
This freehold home comes with NHBC cover for added peace of mind.
Call us today to arrange your viewing!







Ground Floor



Floor 1

HUNTERS®

Approximate total area⁽¹⁾

800.5 ft²
74.37 m²

(1) Excluding balconies and terraces.

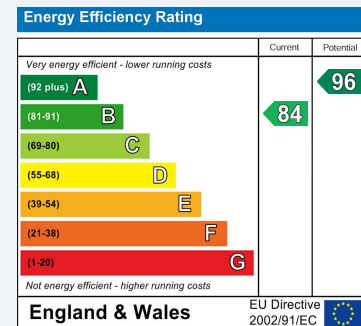
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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, 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.