



## Muston Road, Filey, YO14 0AJ

- Semi-Detached House
- Garage & Off Road Parking
- Close to Schools & Amenities
- Three Bedrooms
- Beautifully Presented Family Home
- EPC Grade: C

**Guide Price £270,000**





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This beautifully presented semi-detached home offers spacious and thoughtfully updated accommodation, perfect for modern family living. Conveniently located within close proximity to both primary and secondary schools, the train station, and Filey's wide range of amenities—including shops, doctors, dentists, and the town's award-winning beach—this property combines comfort, convenience, and coastal living. Inside, you'll find three well-proportioned bedrooms, a comfortable lounge, and a separate dining room, ideal for entertaining or family meals.

Lovingly modernised in recent years by the current owners, the home now benefits from a contemporary kitchen and stylish bathroom, as well as gas central heating and full double glazing, ensuring comfort and energy efficiency throughout.



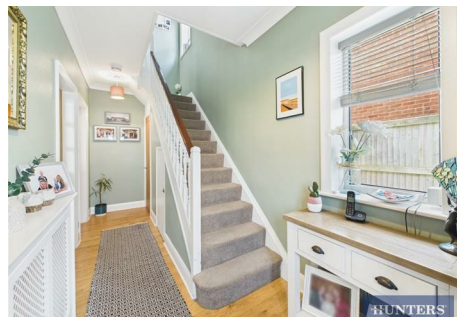
The ground floor offers a spacious entrance hall, convenient downstairs WC, light and airy living room with feature bay window and exposed brick fireplace with fitted 'log effect' gas fire with wood mantel over, dining room which has been extended, providing for a further sitting area with patio doors to the rear and a modern kitchen. To the first floor are three good sized bedrooms and a contemporary family bathroom.

Externally, the property stands out with a generous driveway frontage, providing ample off-road parking for multiple vehicles, along with a detached garage for additional storage or workshop space. The rear garden is well-maintained, mainly laid to lawn with a patio area which offers beautiful outdoor space for relaxation, gardening, or play.



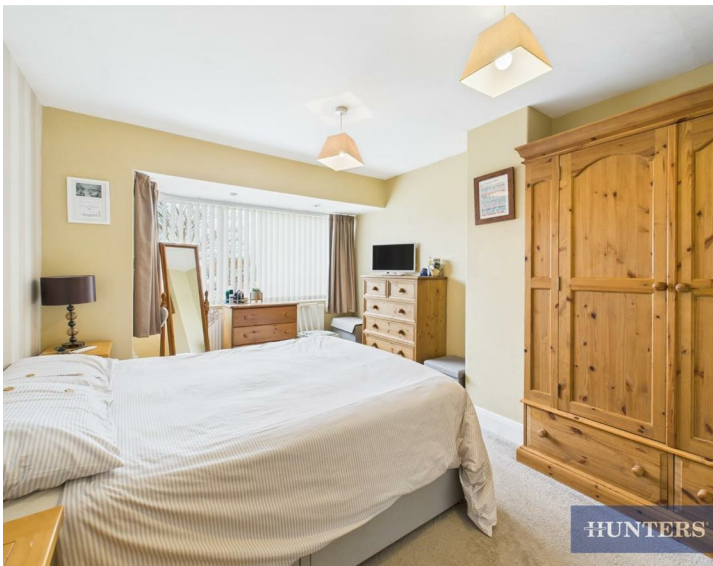
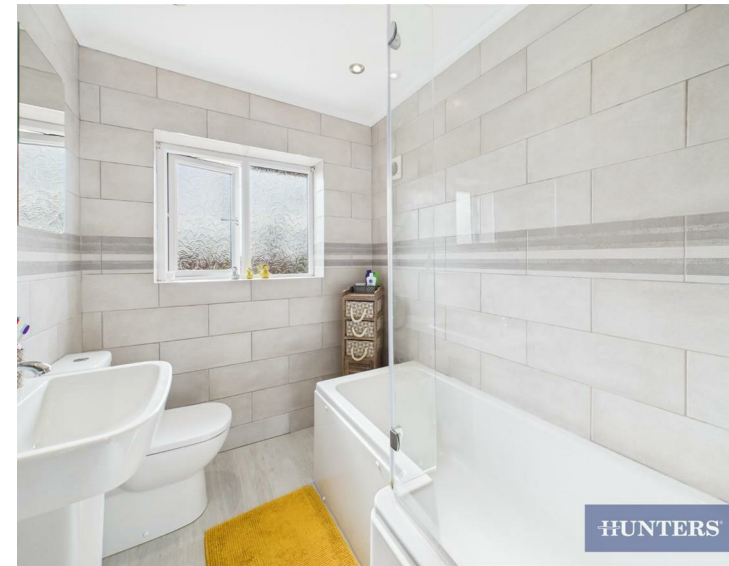
A particularly impressive feature is the fully boarded loft, complete with a large skylight window to the rear elevation—offering excellent natural light and the potential for conversion, subject to necessary permissions.

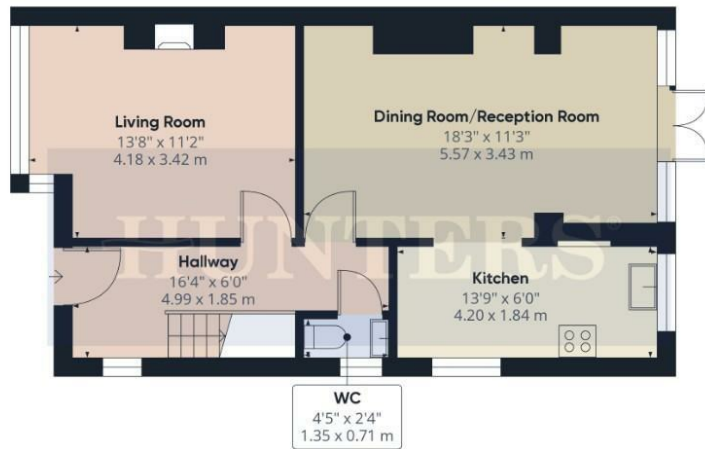
This home is move-in ready and must be seen to fully appreciate all it has to offer. Call us now to arrange your viewing!



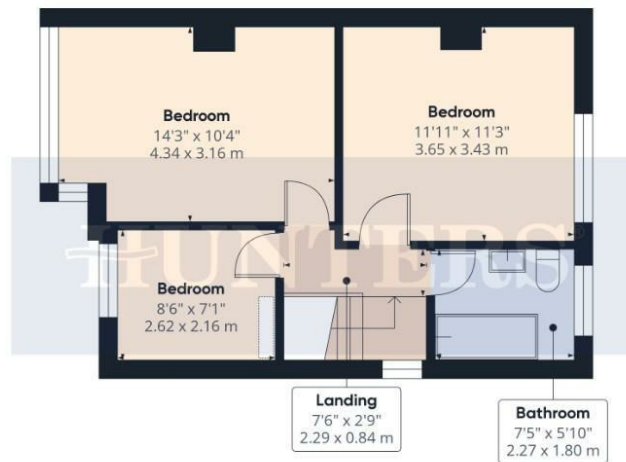


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Ground Floor



Floor 1

HUNTERS®

Approximate total area<sup>(1)</sup>  
932.47 ft<sup>2</sup>  
86.63 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

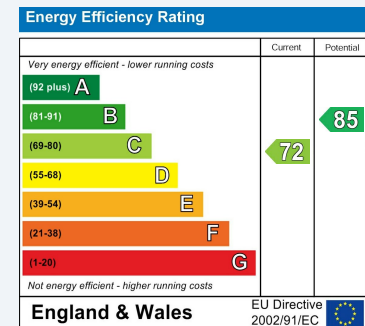
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.