



Ash Grove, Filey, YO14 9LZ

- Terraced House
- No Onward Chain
- Garden
- Three Bedrooms
- Ideal First Time Buy or Investment
- EPC Grade - TBC

Guide Price £170,000



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DESCRIPTION

Situated in a residential area of the delightful seaside town of Filey, this well-proportioned three bedroom mid-terrace home offers a fantastic opportunity for a variety of buyers. Located close to a local primary school and just a short distance from the beach and Filey's magnitude of amenities, this property blends practical family living with great investment potential.

The property benefits from both front and rear gardens, with the rear offering a low-maintenance space featuring paving and a decked seating area—perfect for outdoor dining or relaxing. On road parking is available outside.

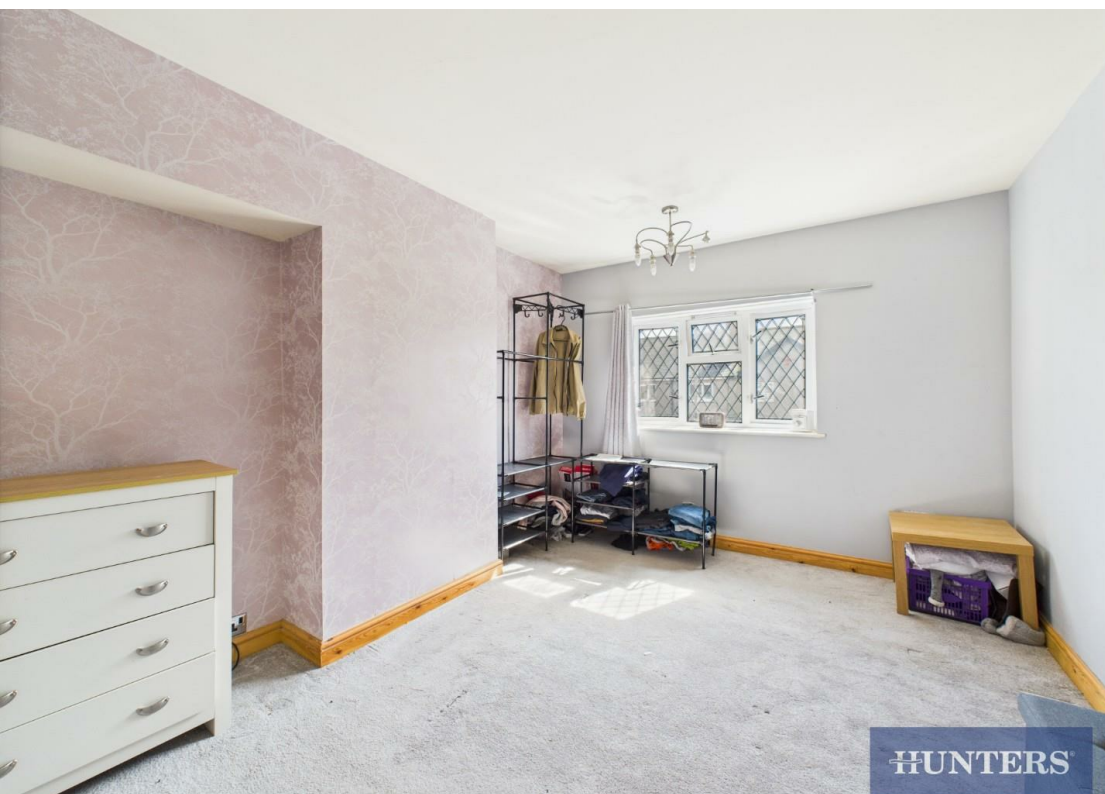
Upon entering, you're greeted by a handy entrance area, ideal for storing shoes and coats, with stairs leading to the first floor. The living room is bright and welcoming, enhanced by dual windows that flood the space with natural light, and a charming feature fireplace. To the rear, the spacious kitchen/diner offers a range of wall and base units, with ample space for appliances including a washing machine, oven, dishwasher, and fridge/freezer. A generous understairs cupboard provides excellent storage, and sliding doors open directly onto the rear garden.

Upstairs, the landing leads to three bedrooms and a family bathroom. While the property would benefit from some cosmetic updates, it presents a wonderful blank canvas to create a comfortable and stylish home.

Offered with no onward chain, this is a superb opportunity to secure a well-located property in one of Yorkshire's most loved coastal towns.

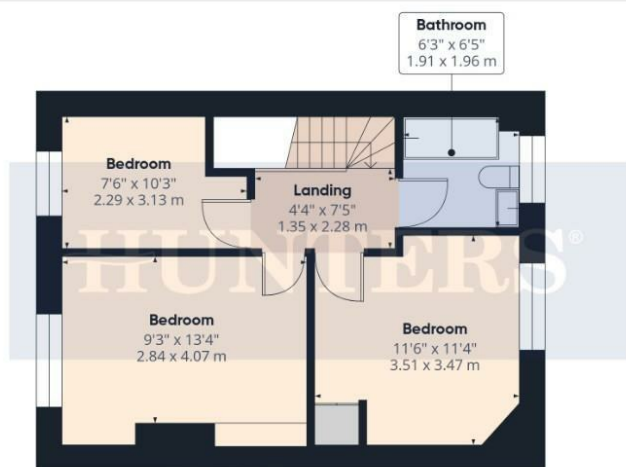
Early viewing is highly recommended.







Ground Floor



Floor 1

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.

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Approximate total area⁽¹⁾

859 ft²
79.7 m²

(1) Excluding balconies and terraces.

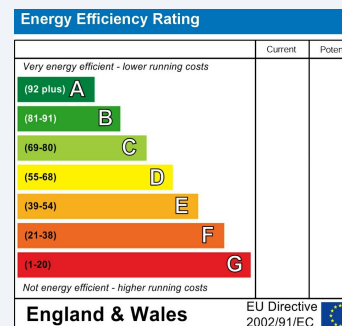
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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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.