



**Cormorant Close, Filey**

YO14 0ED

**Asking Price £375,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Cormorant Close, Filey



## DESCRIPTION

Located in the highly sought-after residential area of the charming seaside town of Filey, this beautifully presented four bedroom detached house offers the perfect blend of modern comfort and convenience. Ideally situated within close proximity to both primary and secondary schools, and benefitting from excellent transport links to Scarborough, Bridlington, and York via regular bus and train services, this home is perfectly suited to families and a wide range of buyers.

The property stands out from the moment you arrive, with a resin driveway providing ample off-road parking, gated side access, and a detached garage featuring an electric roller door, lighting, and power. The enclosed rear garden is a true highlight, boasting a well-maintained lawn, decked seating area, outdoor electric sockets, and a delightful pergola tucked behind the garage for additional outdoor relaxation.

Inside, the home continues to impress. The welcoming lounge features a stylish bay window and a inset log-effect electric fire, creating an ideal space to unwind. A ground floor WC adds further practicality, while the rear of the property opens into a stunning sun room with double doors leading directly to the garden.

The spacious and contemporary kitchen/diner is a true hub of the home, complete with modern gloss wall and base units, a Range-style cooker with gas hob, and integrated appliances including a fridge freezer, washing machine, and dishwasher. A dedicated dining/seating area with gas log-effect stove and doors to the garden provides the perfect space for entertaining.

Upstairs, the home offers four generously sized bedrooms, each with fitted storage. The principal bedroom benefits from bespoke fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms share a modern four-piece family bathroom complete with bath, separate shower, WC, and basin.

This superb property is truly turn-key ready, offering immaculate interiors, versatile living spaces, and an enviable location close to local amenities and the stunning Yorkshire coastline.

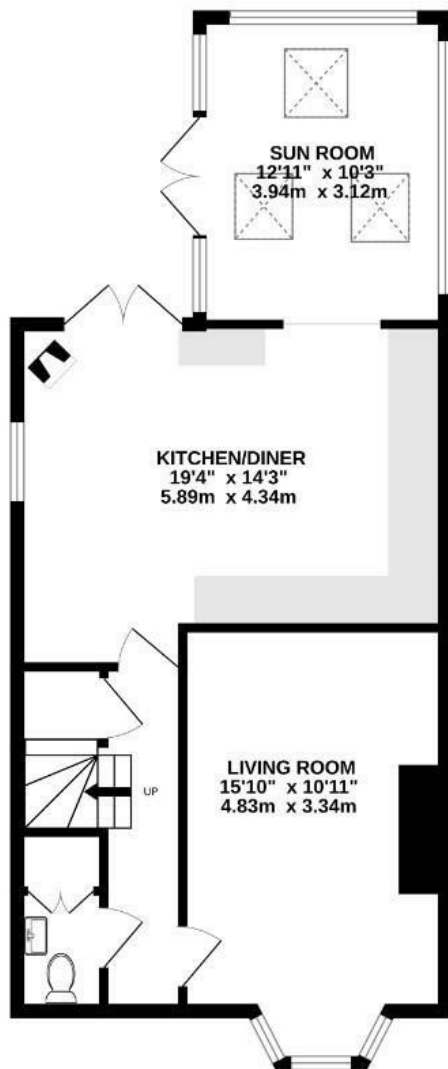
Internal viewing is highly recommended to fully appreciate the quality and lifestyle this fantastic home has to offer.



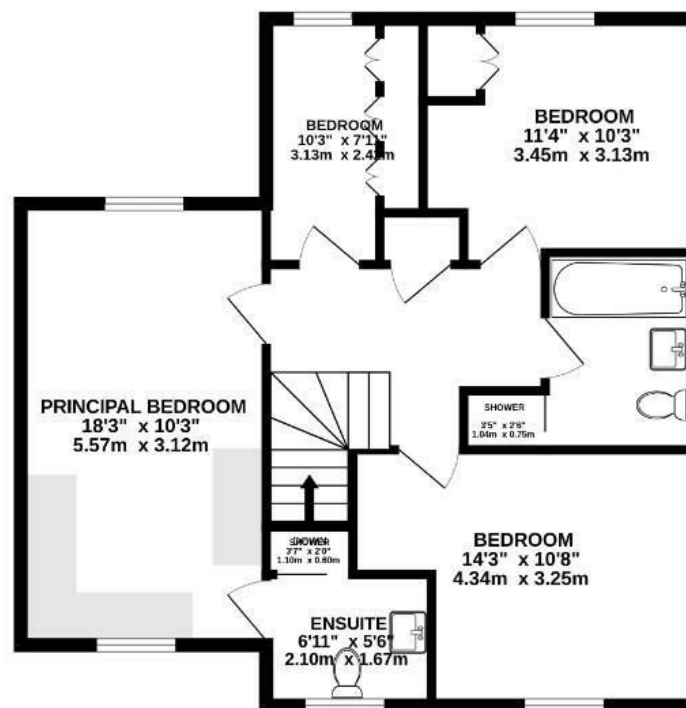




GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.

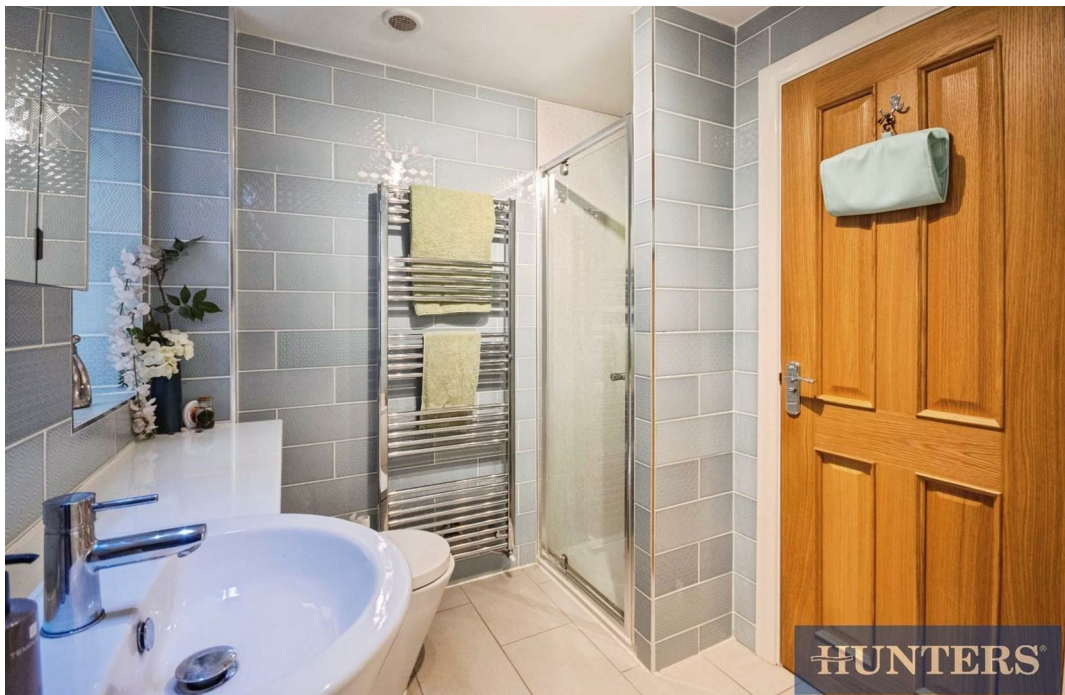


TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

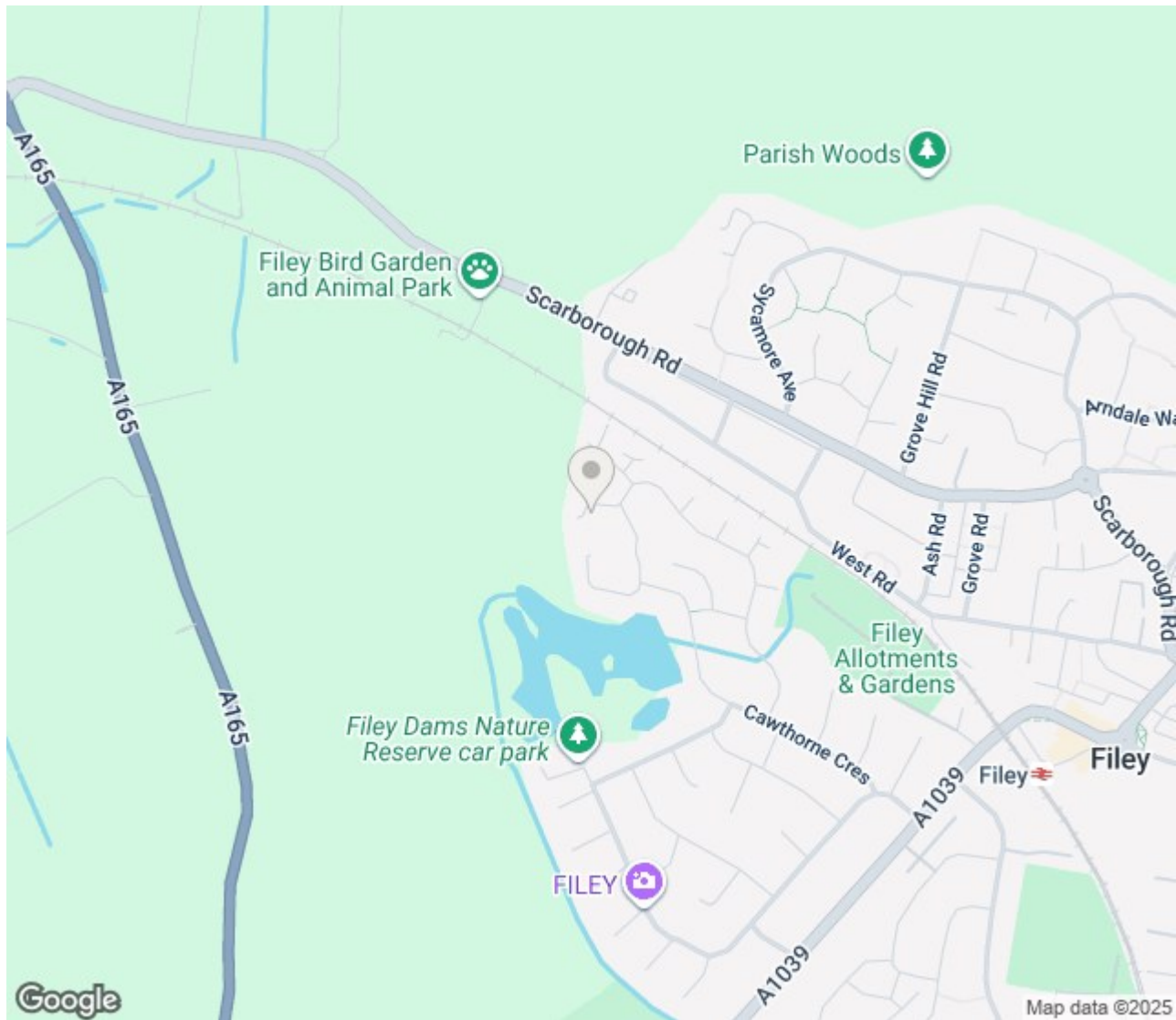
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>85</b> |
| (69-80) <b>C</b>                            | <b>76</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### 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.

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