

## Muston Road, Filey, YO14 0AL

- Semi Detached House
- Beautifully Presented
- Generous Gardens
- Three Bedrooms
- Ample Off Road Parking & Garage
- EPC Grade - D

**Guide Price £300,000**

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Nestled in the desirable Muston Road area of the charming coastal town of Filey, this beautifully presented three-bedroom semi-detached family home offers an ideal blend of comfort, convenience, and coastal living. Perfectly positioned within easy reach of both primary and secondary schools, local shops, medical facilities, and Filey's award-winning beach, this home also benefits from excellent transport links via regular bus and train services to Bridlington, Scarborough, York, and Hull.

Set back from the road for enhanced privacy, the property boasts ample off-road parking to the front and a detached garage equipped with power and lighting—ideal for storage or a workshop. The generous rear garden is a true highlight, featuring a spacious lawn, a patio seating area perfect for entertaining, and a versatile summerhouse with power and lighting—perfect as a home office, gym, or playroom.



A newly added front porch (2024) welcomes you into the home through a charming stained-glass door, leading into a warm and inviting entrance hallway. The ground floor offers a spacious lounge with a bay window and a cosy multi-fuel burner, ideal for relaxing evenings. A convenient downstairs WC is also located on this level.

To the rear of the property is a stunning open-plan kitchen/diner, thoughtfully designed with a range of wall and base units, integrated appliances including a dishwasher, washer/dryer, fridge freezer, a gas hob, and double electric oven. French patio doors provide a seamless transition to the rear garden, enhancing the indoor-outdoor flow. There is also the added bonus of a boot room/utility.

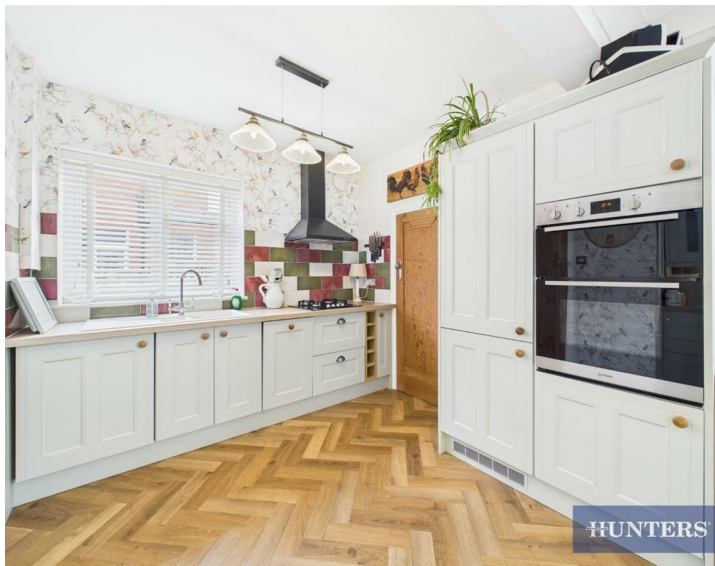
Upstairs, you'll find three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The modern family bathroom serves all bedrooms and features a stylish four-piece suite.

This superb home is an excellent opportunity for families seeking a move-in-ready property in one of Filey's most sought-after locations.

Call us now to view!



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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.



## Viewings

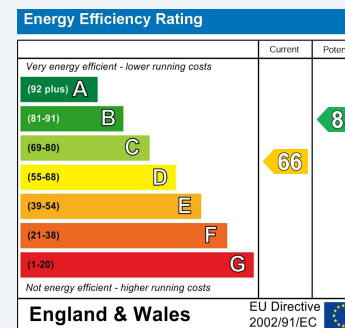
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.