



Windmill Drive, Filey, YO14 0FD

- Semi Detached House
- Two Bathrooms
- No Onward Chain
- Three Bedrooms
- Off Road Parking
- EPC Grade - TBC

Asking Price £225,000

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Hunters are pleased to bring to the market this beautifully presented three-bedroom semi-detached home, located within the highly desirable Mill Meadows development in Filey. This property offers an excellent balance of modern living and convenience, with a wealth of amenities nearby, including shops, restaurants, and pubs, all while being just a short drive from the award-winning Filey beach.

As you step inside, you are greeted by a spacious entrance hallway, setting the tone for the bright and well-designed living spaces throughout. The property features a light and spacious lounge, complete with an electric fire, perfect for relaxing or entertaining. The modern kitchen is fitted with stylish wall and base units, a gas hob, an electric oven, and space for an under-counter dishwasher or fridge/freezer. The kitchen also offers ample space for a dining area, making it a practical and versatile space for family meals or casual entertaining. A separate ground-floor WC with plumbing for a washing machine completes the downstairs layout.



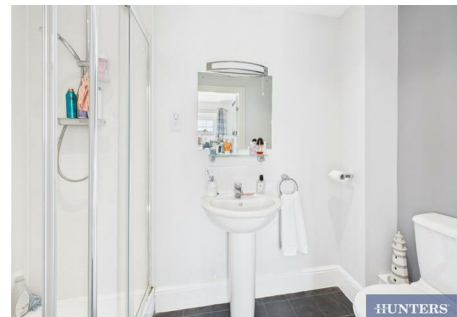
The first floor accommodates three well-proportioned bedrooms. The principal bedroom is complete with an en-suite bathroom. The remaining two bedrooms are equally well-appointed and share access to a contemporary three-piece family bathroom suite.

For added convenience, there is also the option to purchase the property fully furnished.



Externally, the property features a well-maintained front garden with a driveway to the side providing ample off-road parking. The rear garden is a true highlight, featuring a patio area off the house with a path down to a decked section at the end of the garden, complete with two sheds and a brick-built barbecue—perfect for outdoor entertaining.

Contact us today to arrange your viewing!

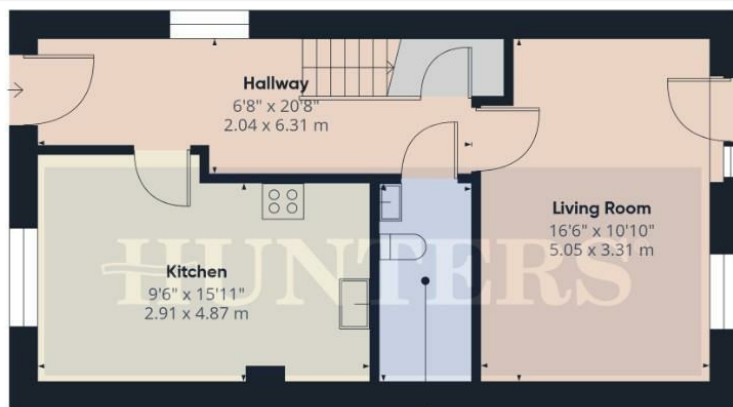


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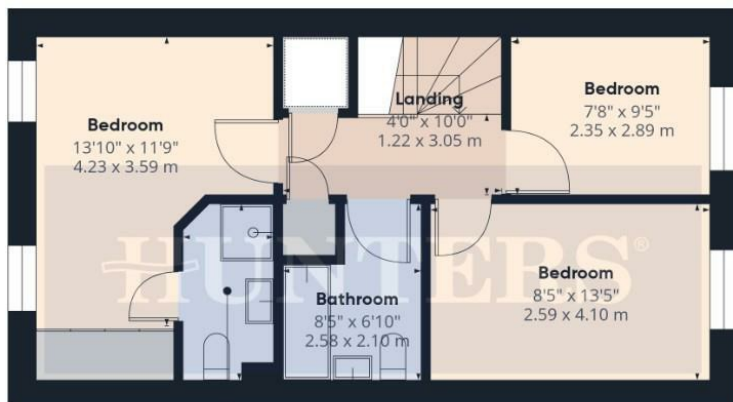
HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at

Coadjute and they charge a fee for this service.



WC
9'6" x 4'8"
2.90 x 1.42 m

Ground Floor



Bathroom
8'6" x 4'0"
2.61 x 1.23 m

Floor 1

HUNTERS

Approximate total area⁽¹⁾
986 ft²
91.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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

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.