



**Muston Road, Filey**

YO14 0BS

**Guide Price £360,000**



**3**



**1**



**2**



**C**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Muston Road, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this spacious and well-presented three-bedroom detached dormer bungalow, ideally located on the sought-after Muston Road, just a short walk from Filey train station, the town centre, and the award-winning Filey beach.

Set on a well-appointed plot with front and rear gardens, this home offers excellent living space throughout and holds fantastic potential for modernisation in areas—perfect for buyers looking to personalise their next home.

The ground floor comprises a welcoming entrance hallway, a bright and airy living room, a separate dining room, and a sunroom overlooking the rear garden. The kitchen offers a practical layout with access to a utility room and a ground floor WC. There is also a spacious double bedroom and a family bathroom on this level, making it ideal for flexible living arrangements.

Upstairs, the property offers two further well-proportioned double bedrooms, a landing with built-in storage, a WC, and additional eaves storage on both sides, offering ample space for everyday needs.

Outside, the front and rear gardens are mainly laid to lawn, with the rear garden enjoying a private, enclosed setting and featuring a patio area, ideal for relaxing or entertaining. The property also benefits from off-road parking and a garage.

Located in a desirable area, this home is within walking distance of a wide range of local amenities, including a supermarket, doctors, dentist, vets, cafés, pubs, and independent shops. With its size, location, and potential, this property represents an exciting opportunity for a range of buyers.

Early viewing is highly recommended to appreciate all this home has to offer.









Approximate total area<sup>(1)</sup>

1877 ft<sup>2</sup>

174.4 m<sup>2</sup>

Reduced headroom

185 ft<sup>2</sup>

17.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

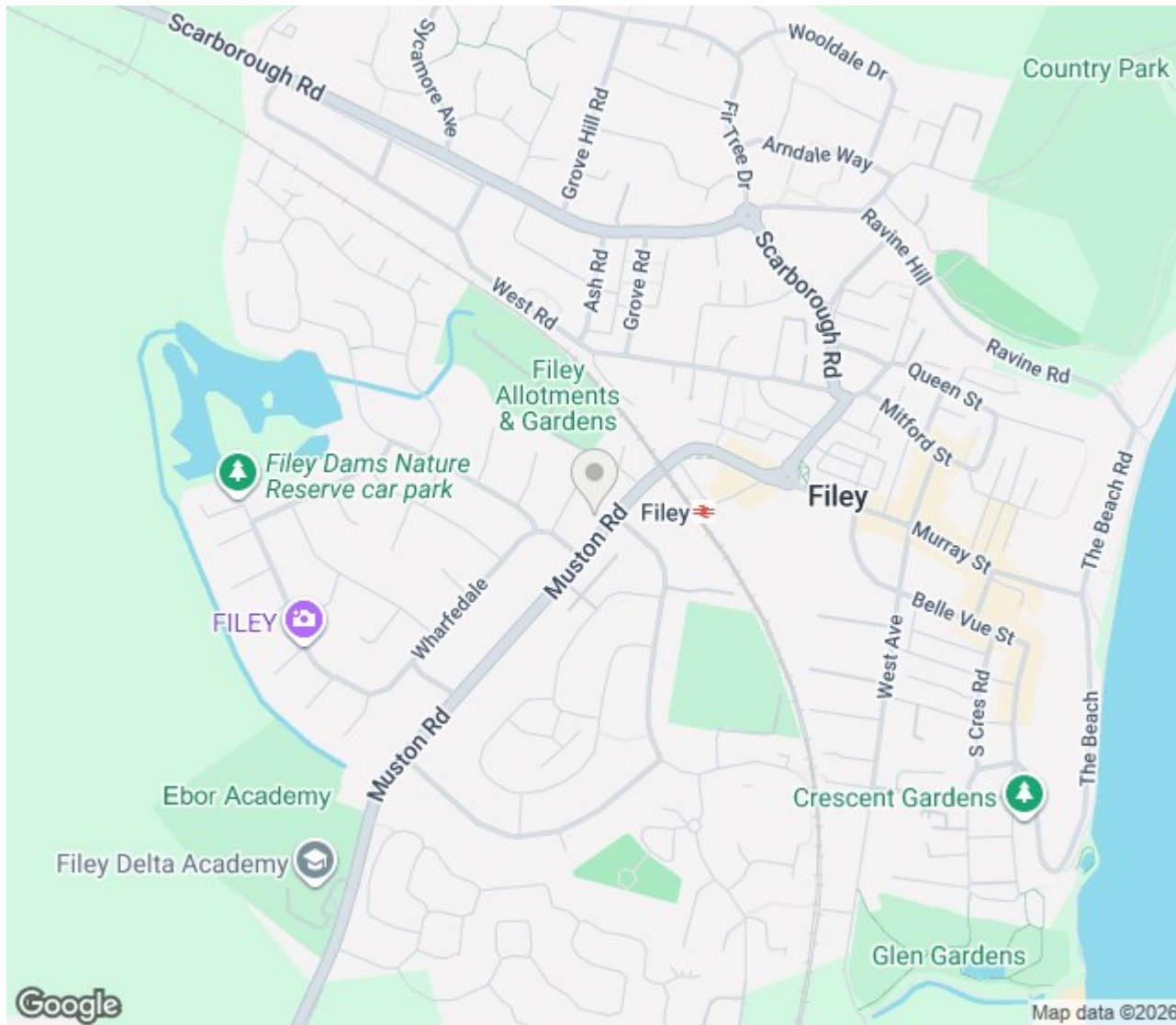
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**

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