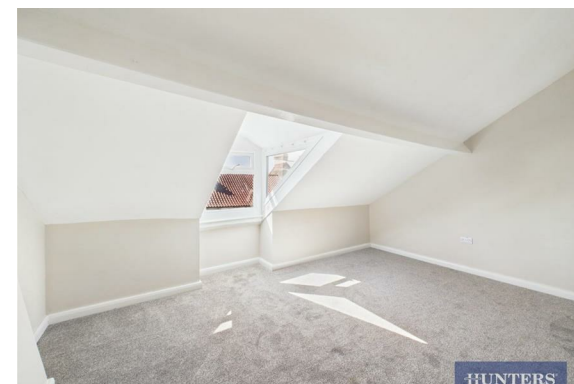




West Avenue, Filey, YO14 9BG

- Mid Terrace House
- No Onward Chain
- Courtyard
- Three Bedrooms
- Desirable Location
- EPC Grade: F

Offers In Excess Of £175,000



West Avenue, Filey, YO14 9BG

DESCRIPTION

Hunters are pleased to bring to the market this well-presented three-bedroom mid-terrace home, ideally located in one of Filey's most sought-after residential areas. Just a short walk from the town centre and the popular Glen Gardens, this property offers both convenience and charm, making it an excellent choice for a range of buyers, including families, first-time purchasers, or those looking for a coastal retreat.

The property is offered with vacant possession and no onward chain, providing a straightforward and hassle-free purchase opportunity. Although there is no allocated parking, on-street parking is available nearby, subject to availability.

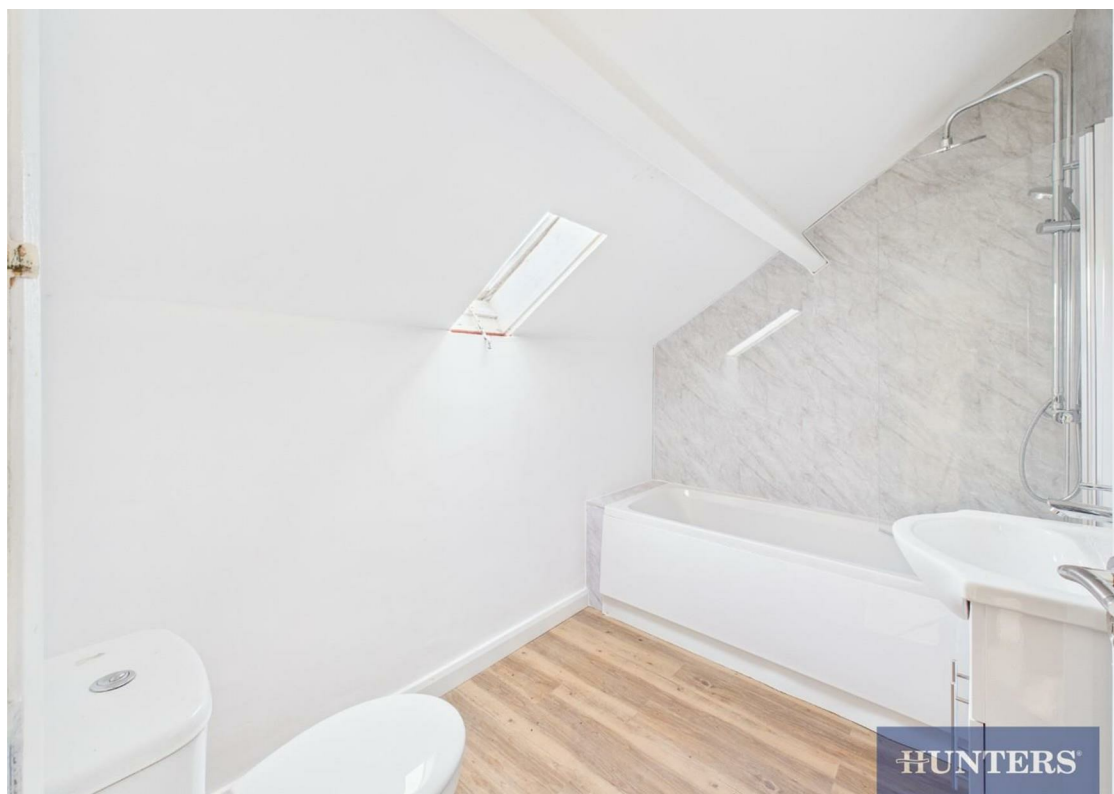
On the ground floor, the property welcomes you into a central hallway, leading into a bright and inviting living room with a feature bay window. A well-proportioned kitchen sits at the heart of the home, providing a practical space for cooking and dining. Beyond the kitchen, a rear hallway leads to a convenient downstairs WC and a generous utility room, which also provides access to a small, enclosed rear courtyard – a perfect spot for outdoor seating and enjoying the fresh air.

The first floor comprises two comfortable bedrooms, each offering plenty of natural light and flexible use. The upper floor completes the accommodation with a spacious third bedroom, full of character, and a modern family bathroom.

The home benefits from UPVC double glazing and gas central heating, though prospective purchasers should note that services will not be tested prior to completion. Internally, the property is in good condition throughout and ready for immediate occupancy.

This is a fantastic opportunity to acquire a lovely home in a prime Filey location, with all local amenities, transport links, and the beach within easy reach. Early viewing is highly recommended.

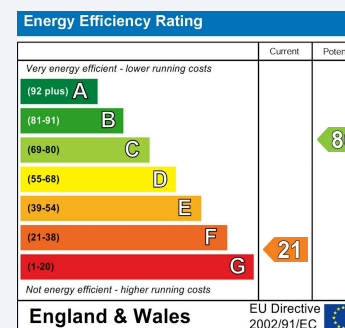






ENERGY PERFORMANCE CERTIFICATE

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.