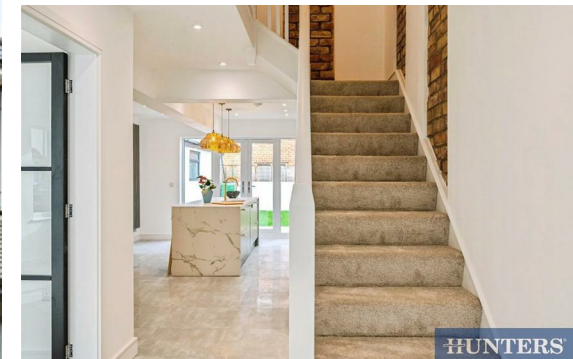




The Croft, Filey, North Yorkshire, YO14 9LT

- Semi Detached House
- Fully Renovated
- Beautifully Presented Throughout
- Close to Schools and Amenities
- Three Bedrooms
- Off Road Parking
- Rear Garden
- EPC Grade: TBC

Offers Over £280,000



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Offered to the market is this beautifully renovated and tastefully presented three-bedroom semi-detached home, providing a wonderful opportunity to acquire a stylish, ready-to-move-into property finished to an exceptional standard throughout. Thoughtfully refurbished and redesigned from top to bottom, the home combines modern comfort with a touch of character, making it an ideal choice for a range of buyers seeking quality, space, and flexibility.

From first glance, the property impresses with its smart exterior and driveway providing off-street parking. To the rear, a detached garage offers excellent potential, whether used for storage, a workshop, a home gym, or converted (subject to any necessary consents) to suit your lifestyle needs. The enclosed rear garden features lawned and paved areas, offering plenty of space for relaxing or entertaining outdoors.



Inside, you're welcomed by a bright and inviting entrance hallway, leading through to the spacious living room, complete with a feature fireplace and large front-facing window that floods the space with natural light. To the rear, the open-plan kitchen and dining area forms the true heart of the home, offering modern wall and base units topped with premium 20mm Dekton worktops and ample room for both cooking and dining. Patio doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. This floor also offers a convenient downstairs WC and a handy utility room with space for a dishwasher and washing machine.

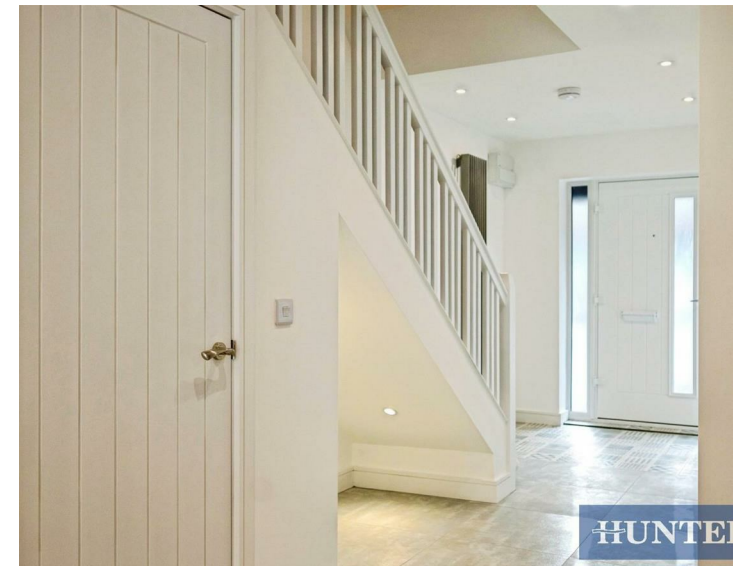
Upstairs, the home continues to impress with three well-proportioned bedrooms, including a generous main bedroom fitted with a convenient WC and wash basin, providing a touch of added privacy and practicality. The remaining bedrooms are served by a beautifully finished family bathroom, featuring contemporary fixtures and fittings and a four-piece suite.

Every detail of this renovation has been completed to a high standard, with all-new electrics, plumbing, windows, heating, and fittings throughout, effectively creating a home that feels brand new while retaining its original charm.

Stylish, comfortable, and move-in ready, this exceptional property truly deserves to be seen to appreciate the quality and care that has gone into its transformation.

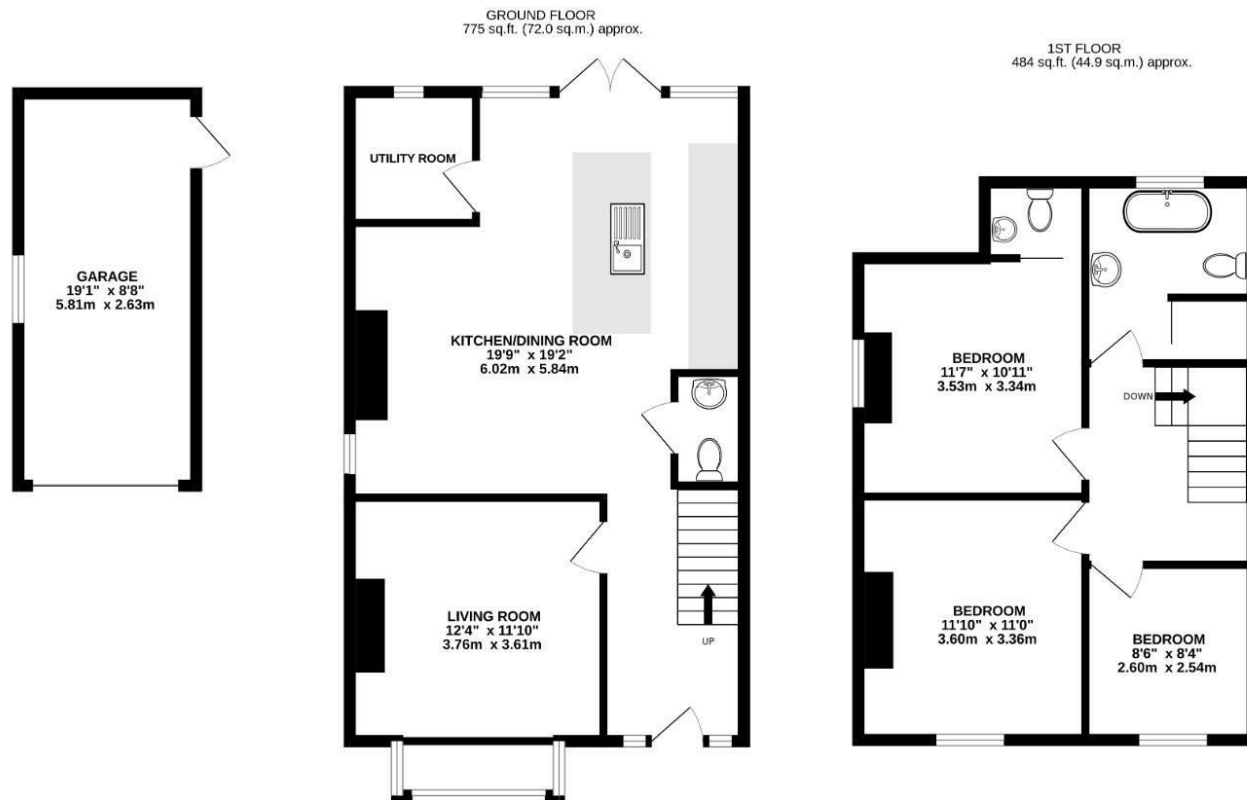


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HMRC Disclaimer

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.



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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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.

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.