



Clarence Avenue, Filey, YO14 9BD

Semi Detached | Three Bedrooms | Ample Off Road Parking | Front and Rear Gardens

EPC Rating: TBC

Asking Price: £289,950

HUNTERS®
HERE TO GET *you* THERE

Clarence Avenue, Filey, YO14 9BD

This well presented semi detached home is located in the popular coastal town of Filey and is offered to the market with no onward chain. Benefiting from front and rear gardens and ample off road parking this spacious property is not one to be missed! The accommodation briefly comprises; entrance hall, lounge, kitchen, dining room, bathroom, first floor landing, three bedrooms and shower room. Call us today on 01723 3389858 to book your viewing!

ENTRANCE HALL

UPVC front door, two UPVC double glazed windows to the side aspect, coving, stairs to first floor landing, radiator and power points.

LOUNGE

6.09m (20' 0") x 3.30m (10' 10")

UPVC double glazed window to the front aspect, coving, radiator, gas feature fireplace, double doors leading to the dining room, TV point, telephone points and power points.



KITCHEN

3.43m (11' 3") x 3.59m (11' 9")

UPVC double glazed window to the side aspect, UPVC double glazed patio doors to the rear aspect, laminated laid wood style flooring, coving, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, under stairs pantry, integrated dishwasher, extractor hood, extractor fan and power points.



DINING ROOM

3.05m (10' 0") x 4.08m (13' 5")

UPVC double glazed patio doors to the rear aspect, coving, radiator and power points.



BEDROOM THREE

3.61m (11' 10") x 3.61m (11' 10")

UPVC double glazed window to the front aspect, coving and textured ceiling, radiator and power points.



BATHROOM

2.60m (8' 6") x 1.81m (5' 11")

UPVC double glazed opaque window to the side aspect, coving, lino flooring, bath, shower cubicle, low flush WC, sink with vanity unit, fully tiled walls and extractor fan.



FIRST FLOOR LANDING

UPVC double glazed window to the side aspect and loft access.



BEDROOM ONE

3.29m (10' 10") x 5.06m (16' 7")

UPVC double glazed window to the front aspect, coving, fitted wardrobes, radiator, TV point and power points.



BEDROOM TWO

3.77m (12' 4") x 3.46m (11' 4")

UPVC double glazed window to the side aspect, radiator and power points.



SHOWER ROOM

4.07m (13' 4") x 0.90m (2' 11")

UPVC double glazed window to the side aspect, walk in shower cubicle, low flush WC, wash hand basin with pedestal, fully tiled walls and extractor fan.



GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights and rear entrance.



PARKING

Driveway providing ample off road parking.

OPENING HOURS

Monday: 9am - 5:30pm

Tuesday: 9am - 5:30pm

Wednesday: 9am - 5:30pm

Thursday: 9am - 5:30pm

Friday: 9am - 5:30pm

Saturday: 9am - 4pm

Sunday: Closed

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.

Clarence Avenue, Filey, YO14 9BD | £289,950



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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«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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