



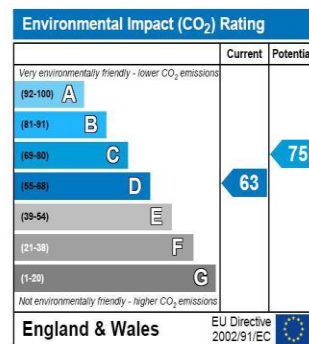
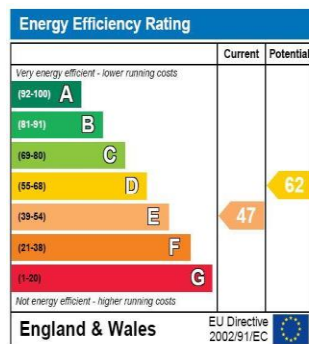
HUNTERS[®]
HERE TO GET *you* THERE

Lakeside, Primrose Valley, Filey, YO14 9RJ

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Asking Price: £330,000

This beautiful detached home is set in the sought after coastal area of Primrose Valley ideally located to enjoy peaceful living whilst having the convenience of local amenities on offer nearby, ranging from shops, schools & stunning beaches. The bright and spacious accommodation briefly comprises; entrance hall, lounge, kitchen/diner, downstairs WC, separate utility, and stairs leading to the first floor. To the first floor there is a large master bedroom with en suite shower room, two further double bedrooms and bathroom with three piece suite, The property also benefits from front and rear gardens, as well as ample off road parking with a lengthy driveway & detached garage. Viewings are highly recommended to appreciate all this stunning property has to offer!



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.

Hunters 7A Murray Street, Filey, North Yorkshire, YO14 9DA | 01723 338958
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ENTRANCE HALL

3.05m (10' 0") x 4.52m (14' 10")

Composite front door, uPVC double glazed window to the side aspect, tiled floor, stairs to the first floor landing, radiator and power points.

LIVING ROOM

6.98m (22' 11") x 3.58m (11' 9")

Two uPVC double glazed windows to the side aspect, uPVC double glazed patio doors to the rear aspect, two radiators, feature electric fireplace, ceiling down lighters, TV point and power points.

KITCHEN DINING ROOM

6.85m (22' 6") x 2.98m (9' 9")

uPVC double glazed door to the side aspect, uPVC double glazed window to the front and rear aspects, coving, tiled floor, two radiators, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood, TV point and power points.

UTILITY ROOM

2.27m (7' 5") x 3.09m (10' 2")

uPVC double glazed window to the rear aspect, tiled floor, range of base units with roll top work surfaces, space for washing machine, space for tumble dryer, radiator and power points.

WC

0.86m (2' 10") x 1.98m (6' 6")

uPVC double glazed opaque window to the front aspect, tiled floor, radiator, low flush WC., was hand basin, fully tiled walls, extractor fan and access to the loft space.

FIRST FLOOR LANDING

Radiator, loft access with pull down ladder and power points.

BEDROOM ONE

3.61m (11' 10") x 6.93m (22' 9")

uPVC double glazed windows to the front and rear aspects, fitted wardrobes, ceiling down lighters, radiator, TV point and power points.

ENSUITE BATHROOM

2.46m (8' 1") x 2.01m (6' 7")

Velux window to the front aspect, radiator, tiled floor, fully tiled shower cubicle with electric shower, low flush WC., wash hand basin with pedestal, part tiled walls and extractor fan.

BEDROOM TWO

2.98m (9' 9") x 3.60m (11' 10")

uPVC double glazed window to the front aspect, radiator and power points.

BEDROOM THREE

3.28m (10' 9") x 2.96m (9' 9")

uPVC double glazed window to the rear aspect, radiator and power points.

BATHROOM

2.29m (7' 6") x 3.15m (10' 4")

Velux window to the rear aspect, radiator, tiled floor, ceiling down lighters, part tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC. and wash hand basin with pedestal.

GARAGE

Up and over door, side door to garden, power and lighting.

PARKING

Driveway with ample parking.

FRONT GARDEN**REAR GARDEN****VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01723 338958

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

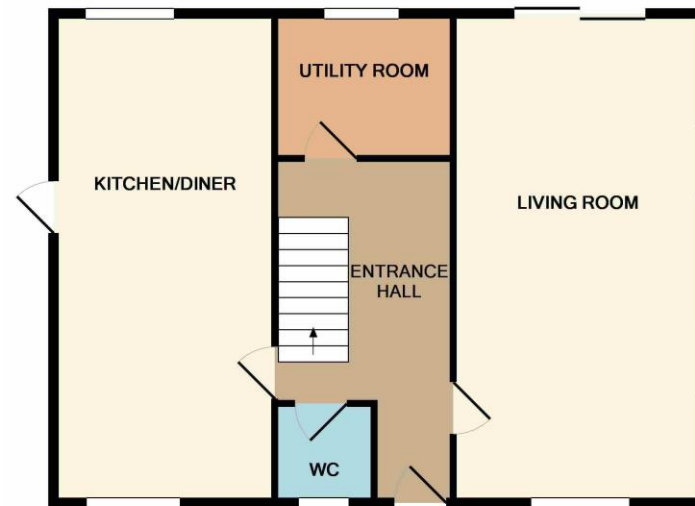
Sunday: Closed

THINKING OF SELLING?

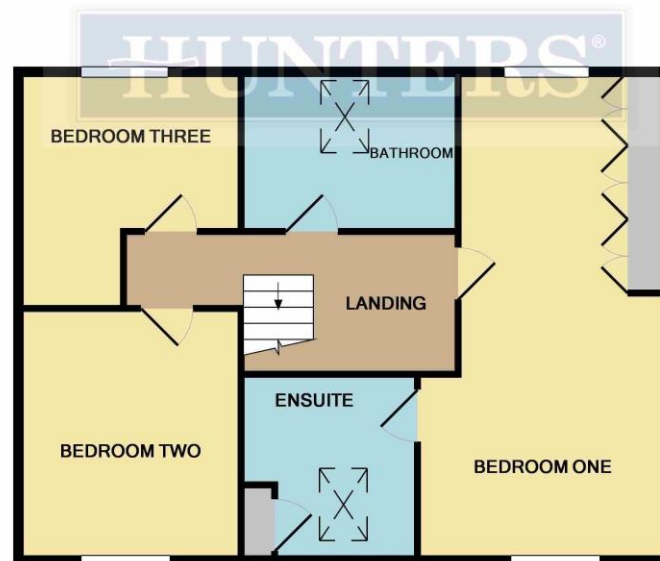
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

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.



GROUND FLOOR



1ST FLOOR









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