



colin ellis

**Muston Road,
Filey, YO14 0AJ**

Colin Ellis welcome to the market a SEMI DETACHED EXTENDED property located in the popular town of Filey. This modern and well presented THREE BEDROOM property benefits from a BAY FRONTED lounge/diner, KITCHEN/BREAKFAST room, downstairs w/c, NEW MODERN bathroom, DOUBLE GARAGE, ample parking and FRONT AND REAR gardens.

Guide Price £299,950



DESCRIPTION

Briefly comprising of an entrance hallway, downstairs w/c, bay fronted lounge/diner with baxi open fireplace, kitchen breakfast room with access to the garden and driveway.

The first floor benefits from a recently fitted three piece bathroom suite, a bay fronted master bedroom and two further bedrooms. There is also a loft room with a drop down ladder and a velux window.

To the front of the property is a hedged garden with ample parking on the driveway. The double garage is also being used as a utility and offers a multitude of uses. There is also a rear enclosed south facing garden.

Situated in close proximity of Filey's town centre with all the local amenities at hand as well as the award winning Filey beach, this property would make the ideal family home.

ENTRANCE HALL

Double radiator, uPVC double glazed window and door and power points.

LOUNGE/DINER

8.3 x 3.4 (27'2" x 11'1")

Coving, open decorative fire, double radiators, uPVC double glazed window and power points.

KITCHEN/BREAKFAST ROOM

4.5 x 4.6 (14'9" x 15'1")

Base, wall and drawer units, tiled splash back, integrated fridge and freezer, smeg range cooker, extractor fan, sink/drainer unit, feature sink, mixer tap, granite worktop, uPVC double glazed bay window and window to side and door, ideal combi boiler, double radiator and power points.



WC

1.2 x 0.7 (3'11" x 2'3")

Low flush wc, wall hung basin and uPVC double glazed frosted window.

LANDING

Coving, loft access, uPVC double glazed window and power points.

LOFT ROOM

4.8m x 4.1m (15'8" x 13'5")

Velux window and power points.

BEDROOM ONE

4.3 x 3.1 (14'1" x 10'2")

Coving, bay fronted uPVC double glazed window, double radiator and power points.

BEDROOM TWO

3.6 x 3.4 (11'9" x 11'1")

Coving, fitted wardrobe, uPVC double glazed window, double radiator and power points.

BEDROOM THREE

Double radiator, uPVC double glazed window and power points.

BATHROOM

1.9 x 1.7 (6'2" x 5'6")

Panel bath, basin with vanity, low flush wc, power shower over bath, uPVC double glazed frosted window and ladder radiator.

OUTSIDE

Front and rear lawn, coal store, detached double garage with double glazed windows and electric.





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TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.

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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Muston Road - 18619820

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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