



122 Mill Meadows Lane, Filey, YO14 0FB

£350,000

- *DETACHED FAMILY HOME*
- *OPEN PLAN KITCHEN/DINING AREA*
- *GARAGE*
- *FOUR GOOD SIZED BEDROOMS*
- *SPACIOUS LOUNGE*
- *LAWNED GARDENS TO THE FRONT AND REAR*
- *DOWNSTAIRS W.C*
- *DRIVEWAY FOR MULTIPLE VEHICLES*
- *POPULAR FILEY LOCATION*

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Andrew Cowen Estate Agents welcome to the market this FOUR BEDROOM, DETACHED NEW BUILD PROPERTY with 8 YEARS REMAINING ON THE NHBC WARRANTY, located on a popular development within the FILEY area. This property BOASTS an OPEN PLAN KITCHEN/DINING AREA, DOWNSTAIRS W/C and LARGE, ENCLOSED LAWNED GARDEN TO THE REAR plus OFF STREET PARKING and GARAGE.



Council Tax Band: D



This spacious accommodation comprises briefly; entrance hallway leading into the spacious, bay window lounge with Karndean flooring running throughout and patio doors leading out into the rear garden. There is a fitted, grey kitchen/diner with integrated oven/hob and extractor fan. The property also boasts a downstairs W/C and a utility room, perfect for hosting household appliances and for storage purposes. To the first floor, the property boasts four, good-sized bedrooms with an en-suite shower to the master bedroom. The property also offers a modern, three piece family bathroom suite. Externally, the property features a vast, enclosed lawned garden with extended patio area, ideal for outdoor dining. There is a driveway providing off-street parking for multiple vehicles as well as a brick built garage and lawn to the front.

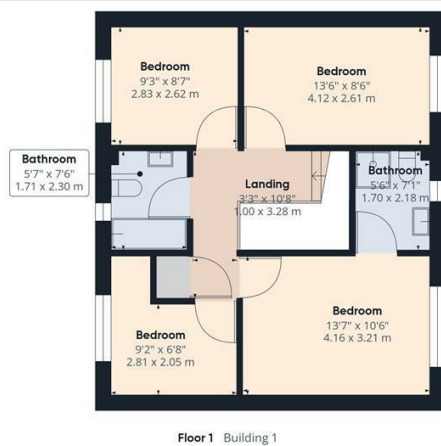
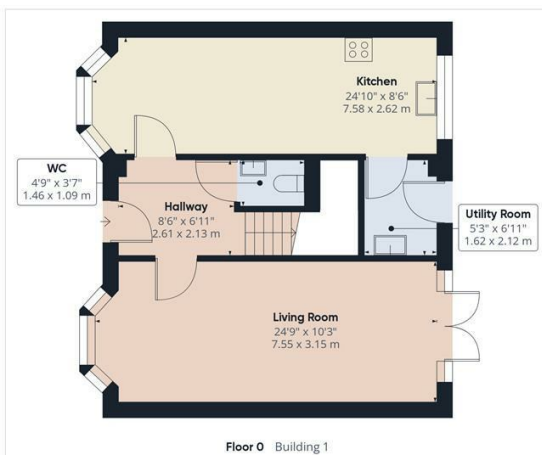
The property occupies an enviable position within close proximity to Filey's award winning beach whereby plenty of lovely walks can be taken from your doorstep and along the coastline. Amenities within close proximity include and are not limited to, Filey Town Centre, various eateries, the Crescent Gardens, Filey Railway Station, local shops and schools.

Viewing is essential to appreciate the feel, position and location that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!







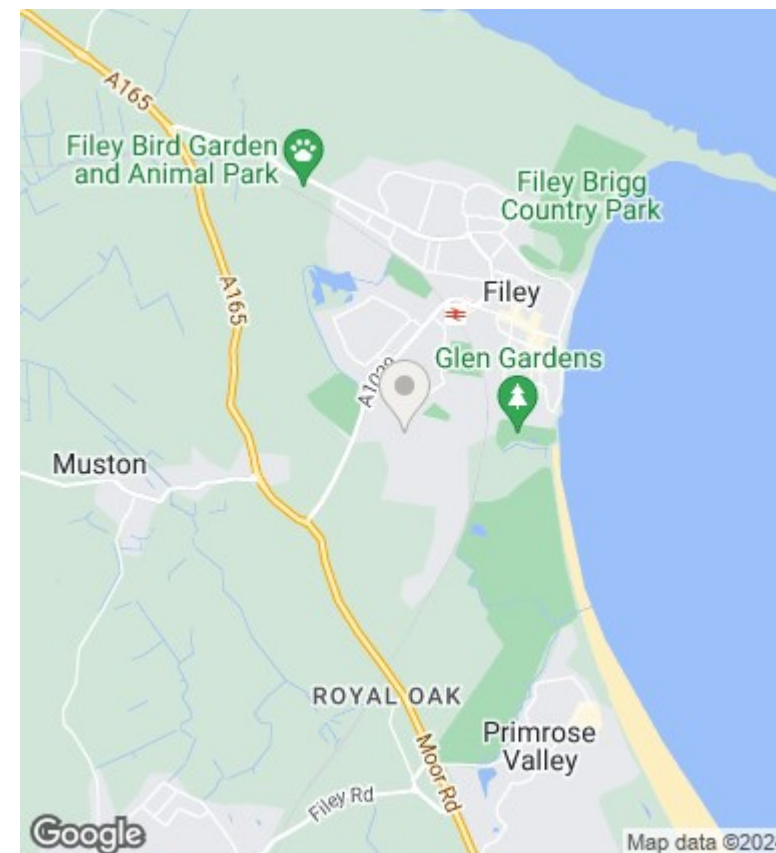


Approximate total area[®]
1400 ft²
130.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an
appointment.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	