







Wayside Cottage, Filey

- Terraced Cottage
- Off Road Parking
- Enclosed Rear Yard
- Two Double Bedrooms
- Spacious Living Room
- EPC Grade: C

Guide Price £165,000

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Wayside Cottage, Filey

DESCRIPTION

Hunters are pleased to bring to the market this two-bedroom terraced cottage, pleasantly positioned on Royal Oak in Filey. Offering well-proportioned accommodation arranged over two floors, the property benefits from an enclosed rear yard and a parking space to the rear.

The ground floor comprises an entrance hallway leading to a practical kitchen, fitted with a range of wall and base units, ample worktop space and room for a dining table. There is also a useful separate WC. The generously sized living room features a fireplace housing a log-burning stove, while a door provides direct access to the rear yard and allows plenty of natural light into the space.

To the first floor are two well-proportioned bedrooms, including a spacious main bedroom with exposed beams adding character. A walk-in shower room is fitted with a shower, WC and wash hand basin, while useful built-in storage can also be found within the property.

Externally, the property has a lawned area and pathway to the front, while the enclosed rear yard provides a low-maintenance outdoor space with direct access from both the living room and kitchen. Parking is available to the rear of the property.

We have been advsied the property is oil central heating.

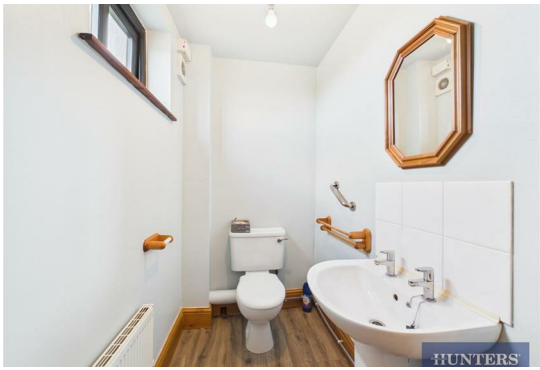
Located on Royal Oak in Filey, the property is conveniently positioned for access to the town centre and its range of shops, amenities and transport links, as well as Filey's popular seafront and beach.

Early viewing is recommended.










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Viewings

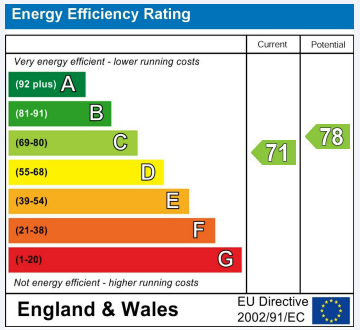
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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