



## Sixton Place, Gristhorpe, Filey, YO14 9FE

- Semi Detached House
- No Onward Chain
- NHBC Warranty
- EPC Grade: B

- Three Bedrooms
- Beautifully Presented
- Off Road Parking & Gardens

**Asking Price £220,000**





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Built in 2021, this immaculately presented three-bedroom semi-detached home still benefits from an active NHBC warranty, giving peace of mind for years to come. Situated in the sought-after village of Gristhorpe, just a short drive from the coastal town of Filey, this property offers modern living in a charming and peaceful setting.

The home is set back with off-road parking to the side, as well as front and rear gardens. Both gardens are laid to lawn, with the rear featuring a patio seating area, perfect for relaxing or entertaining outdoors.



Internally, the property is finished to a high standard and enjoys UPVC double glazing and gas central heating throughout. The welcoming hallway leads to a spacious living room and a contemporary kitchen/diner. The kitchen is fitted with a range of integrated appliances including a fridge freezer, dishwasher, washing machine, eye-level electric oven, and gas hob. With ample room for a dining table, it makes an ideal space for family mealtimes or entertaining guests. A ground floor WC completes this level.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom and an additional ensuite shower room, providing excellent flexibility for a growing family.

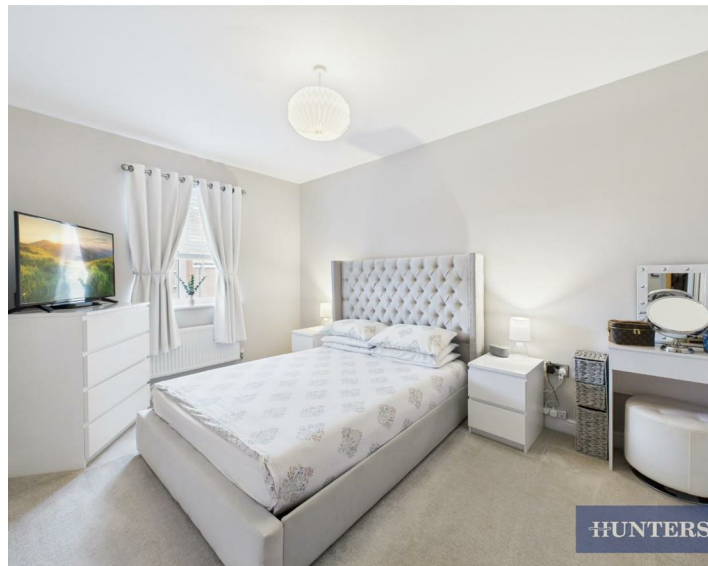
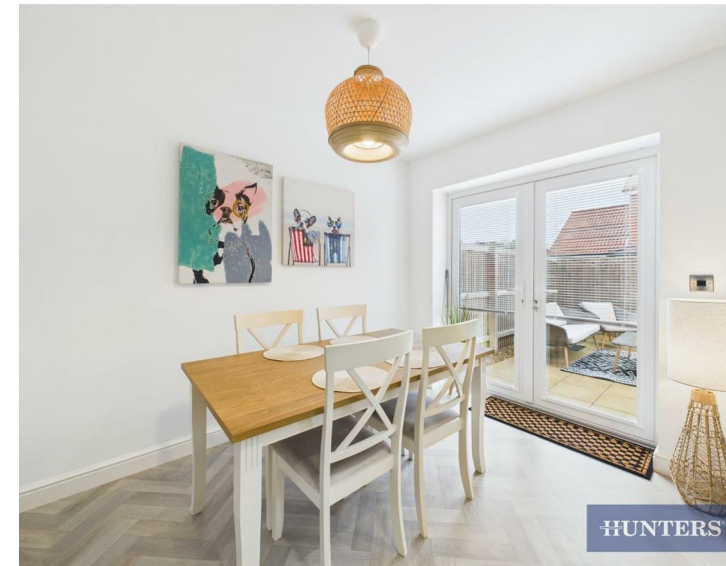


Gristhorpe is a delightful village with scenic countryside walks on the doorstep, a welcoming community, and a local pub. A wide range of amenities including schools, shops, cafes, and restaurants can be found in nearby Filey and Scarborough, making this location both convenient and desirable.

This stylish, low-maintenance home would make a fantastic first-time buy, family home, or investment property.



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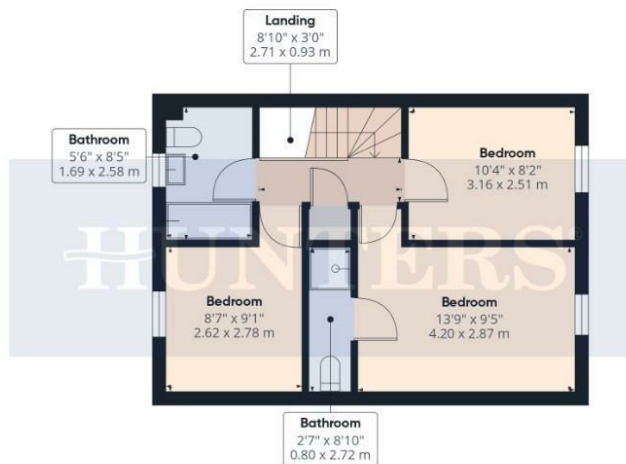


HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor



Floor 1

HUNTERS®

Approximate total area<sup>(1)</sup>

852 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Viewings

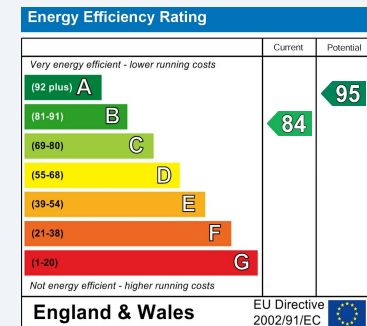
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.