



## Station Avenue, Filey, YO14 9AE

- Semi Detached House
- Beautifully Presented
- Close Proximity to Town Centre & Transport Links
- Front & Rear Gardens
- Five Bedrooms
- Off Road Parking to Rear
- Three Bathrooms & Downstairs WC
- EPC Rating: D

**Offers Over £310,000**



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A beautifully refurbished period home in the heart of Filey — just moments from the beach and town amenities, which has also benefited from an insulation grant.

Perfectly positioned in the ever-popular coastal town of Filey, this exquisite period property is just a short stroll from the seafront and the vibrant array of local shops, cafés, and amenities the town has to offer. Having undergone an extensive renovation in recent years, the home now combines elegant period charm with modern, high-quality finishes, offering stylish and versatile accommodation set over three floors.



The ground floor welcomes you with a bright entrance hallway leading to a spacious bay-fronted lounge and an impressive open-plan kitchen and dining area, fitted with contemporary units and complemented by a handy utility space enjoying views of the surrounding greenery. To the rear is a versatile dining or reception room, ideal for entertaining or family use, along with a convenient ground-floor WC.

The first floor features a generous landing providing access to three well-proportioned bedrooms, including one with a modern en-suite shower room. A beautifully appointed family bathroom completes this level, showcasing a sleek three-piece suite. On the top floor, you'll find two additional double bedrooms and a luxurious bathroom featuring twin "His and Hers" basins and a roll-top bath — the perfect retreat for relaxation.



Externally, the property benefits from rear access to a driveway providing off-street parking. This space could alternatively be enclosed to create a private garden area, offering flexibility to suit your needs.

Located on Station Avenue, right in the centre of Filey, the home is ideally placed for access to local schools, transport links, and the stunning Filey Bay, known for its scenic coastal walks. With Filey Train Station nearby and excellent connections to Scarborough and beyond, this property is perfectly suited to a range of buyers. Viewing is highly recommended to fully appreciate what the property on offer!



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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.



**Viewings**

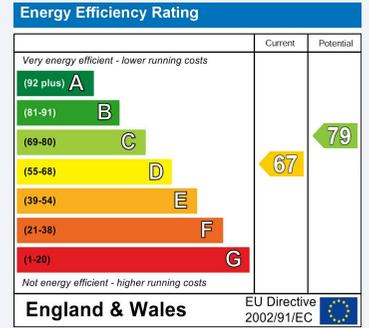
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

