Southdene, Filey, YO14 9JP

- Mid-Terrace House
- Off Road Parking
- Central Location
- EPC - B
- Three Bedrooms
- South Facing Rear Courtyard
- No Onward Chain

Guide Price £270,000

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Hunters are pleased to bring to the market this well-presented three-bedroom terraced home, offered with no onward chain. The property would suit a range of purchasers, including those looking for a permanent home, coastal retreat or investment opportunity.

The property offers spacious and well-balanced accommodation throughout, centred around a modern open-plan kitchen, lounge and dining area. This bright and sociable space provides ample room for both relaxing and entertaining, with the kitchen flowing seamlessly into the living area to create a welcoming environment.

To the first floor, there are three well-proportioned bedrooms along with a three-piece shower room. The property also benefits from the added convenience of a separate downstairs WC.

Externally, the property enjoys a low-maintenance, south-facing rear courtyard, providing a private outdoor space to enjoy. There is one allocated parking space located to the rear of the property, accessed through the gates within the courtyard. A further separate parking space within the car park is available by separate negotiation. Access to the property is via a private road, with an annual maintenance contribution of approximately £200.

The property is presented in good condition throughout, making it an appealing option for those seeking a ready-to-enjoy home in a popular coastal location.

Please note, the property is of non-standard timber-framed construction.

This is a superb opportunity to acquire a versatile property in a popular coastal location. Early viewing is highly recommended.

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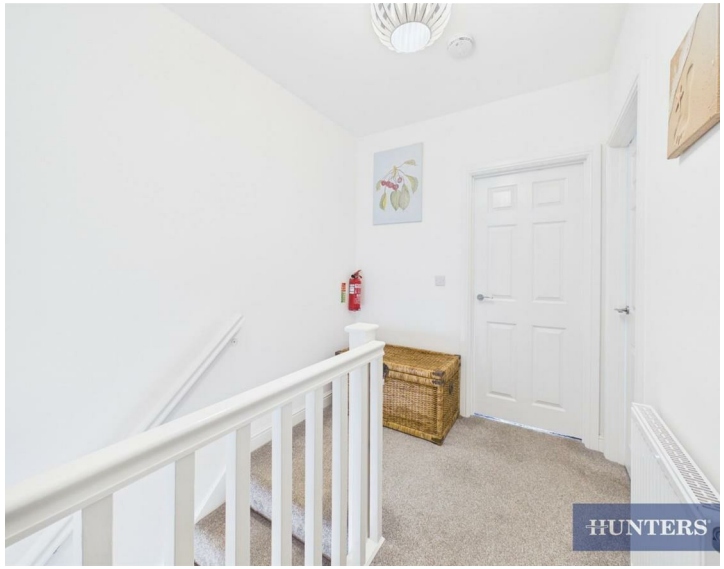
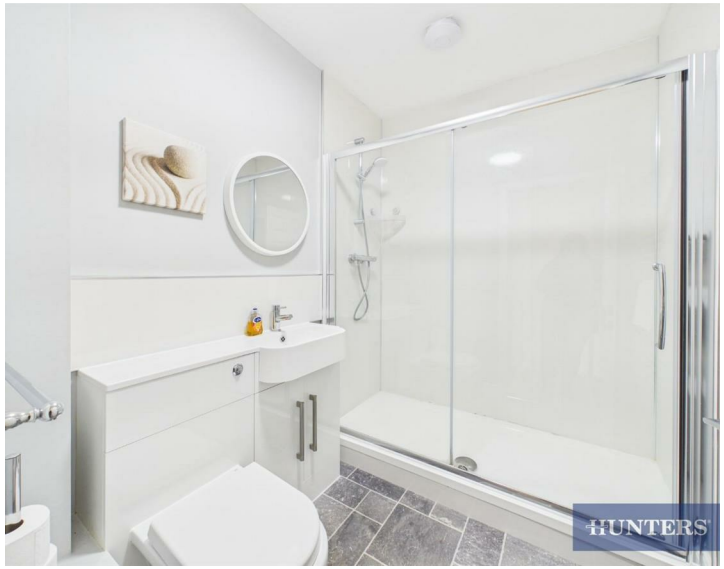
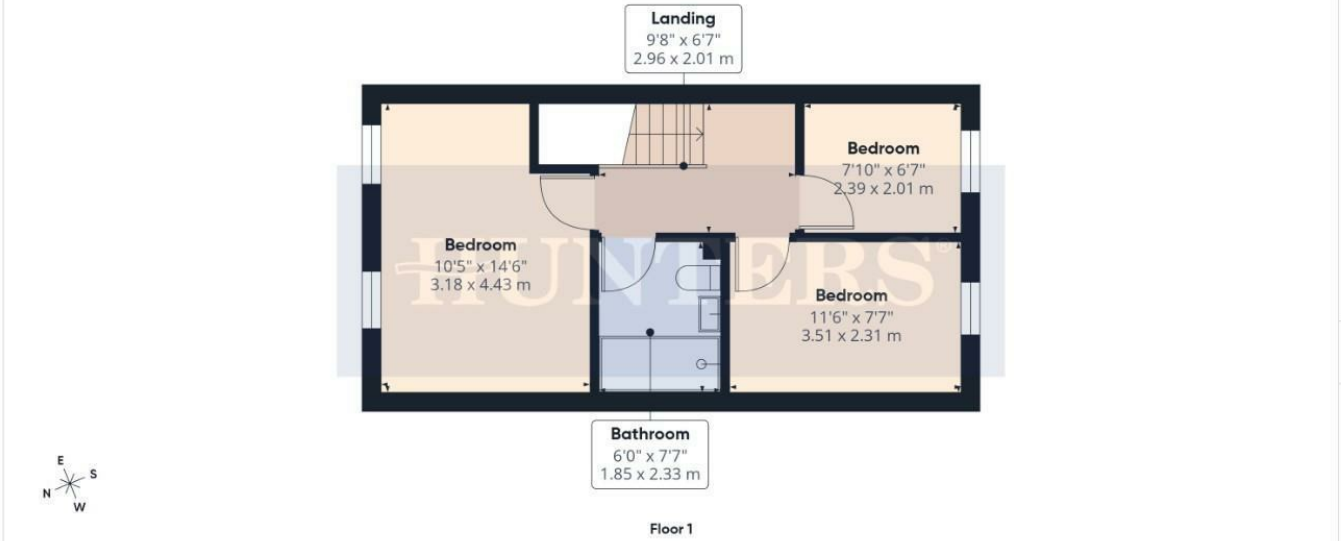




HMRC Disclaimer - Filey

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.



Approximate total area(1)

797 ft²

74.1 m²

(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.

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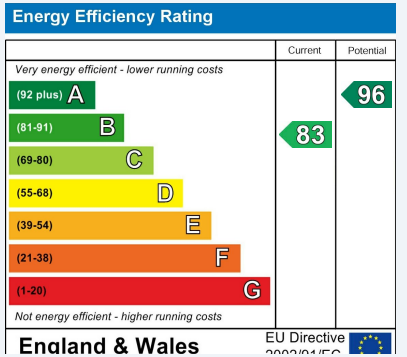
ENERGY PERFORMANCE CERTIFICATE

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.

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.

The Property Ombudsman

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Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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