







Mallard Close, Filey, YO14 0BN

- Semi-Detached House
- Spacious Living Room
- Cul-De Sac
- Three Bedrooms
- Private Driveway
- EPC: B

Asking Price £160,000

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Mallard Close, Filey, YO14 0BN

DESCRIPTION

Hunters are pleased to bring to the market this three-bedroom semi-detached home, situated within a quiet cul-de-sac on the popular Mallard Close in Filey. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for buyers looking to modernise the home and put their own stamp on it. The property is freehold and benefits from a driveway providing off-road parking.

The accommodation briefly comprises an entrance hallway leading into a spacious living room, with a separate kitchen to the rear offering a range of wall and base units, generous worktop space and room for dining. Whilst the property would benefit from some updating, it offers a practical layout and plenty of scope for buyers to modernise and make the home their own.

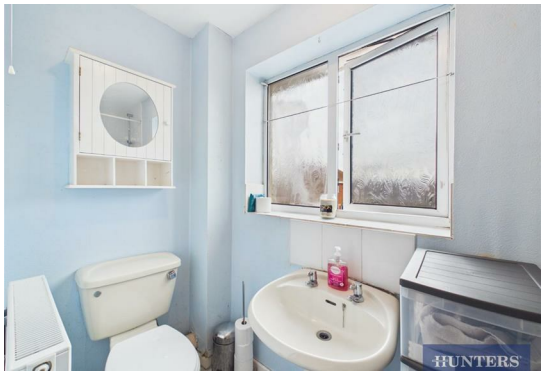
To the first floor are three bedrooms and a three piece family bathroom.

Externally, the property enjoys gardens to the front and rear, together with a driveway providing off-road parking. The home is heated via an air source heat pump and benefits from double glazing and owned outright solar panels. Mains water and drainage are connected.

Located within a popular residential area of Filey, Mallard Close offers a peaceful cul-de-sac setting while being conveniently positioned for local schools, shops, supermarkets and transport links. The property would make an ideal purchase for first-time buyers, families or those looking for a home with scope to modernise.

Early viewing is recommended to appreciate the accommodation and potential this property has to offer.







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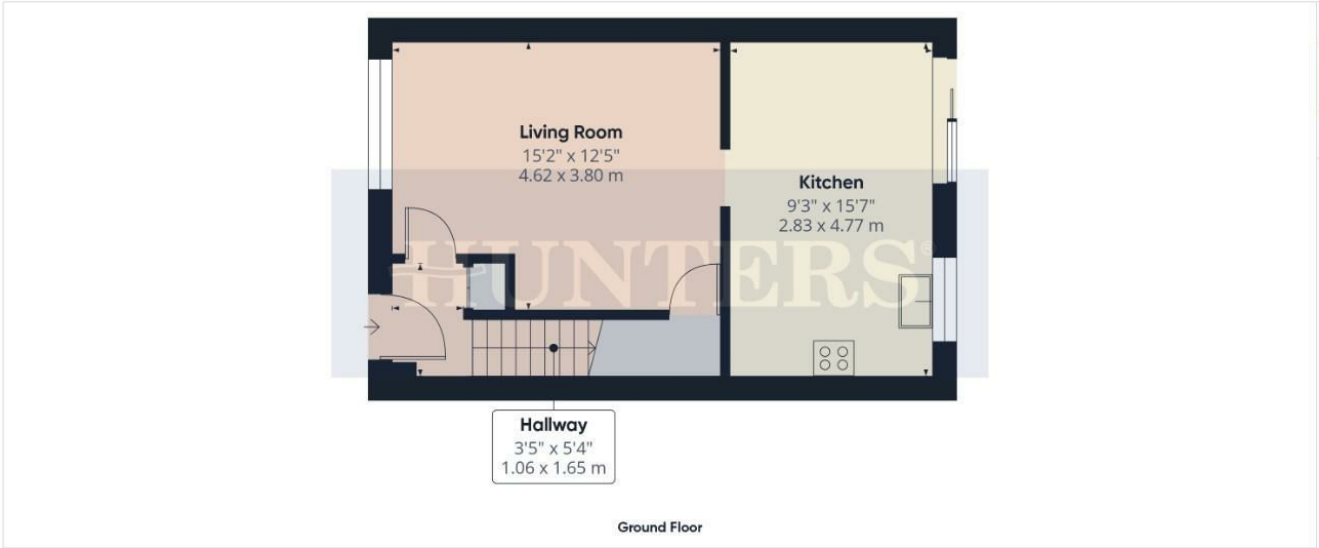

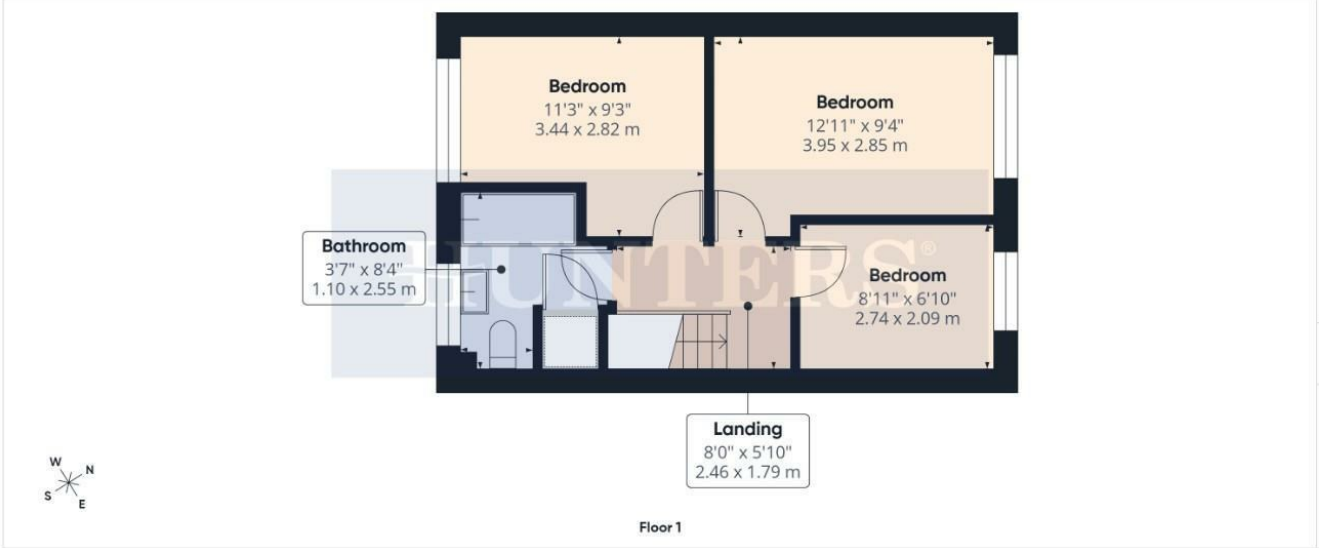

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Approximate total area(1)

717 ft²

66.7 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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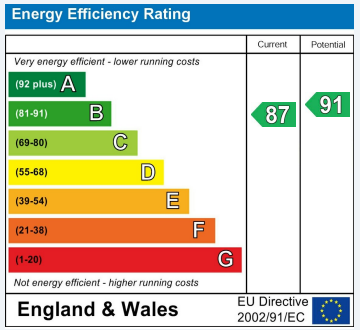
ENERGY PERFORMANCE CERTIFICATE

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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