

## Pebble Lane, Filey, YO14 0FG

- Semi Detached House
- Conservatory
- Popular Mill Meadows Estate
- Two Bedroom
- Off Road Parking
- EPC Grade - TBC

**Asking Price £200,000**

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Hunters are pleased to bring to the market this well presented two bedroom semi-detached home, located on the popular Mill Meadows Lane development in Filey. The property has been thoughtfully updated by the current owner and offers a comfortable, ready to move into home, ideal for a range of purchasers including first time buyers, downsizers or investors.



The accommodation begins with a modern fitted kitchen, finished to a good standard and offering a range of integrated appliances including an oven, hob, washer, dishwasher, fridge and microwave. The oven benefits from a self-cleaning Pyro clean function, providing a practical and low maintenance feature. There is also a convenient ground floor WC. To the rear, the living room provides a bright and welcoming space, centred around an electric fire which creates a cosy focal point. This room flows through into a conservatory, offering additional living or dining space and enjoying views over the rear garden, with direct access outside.



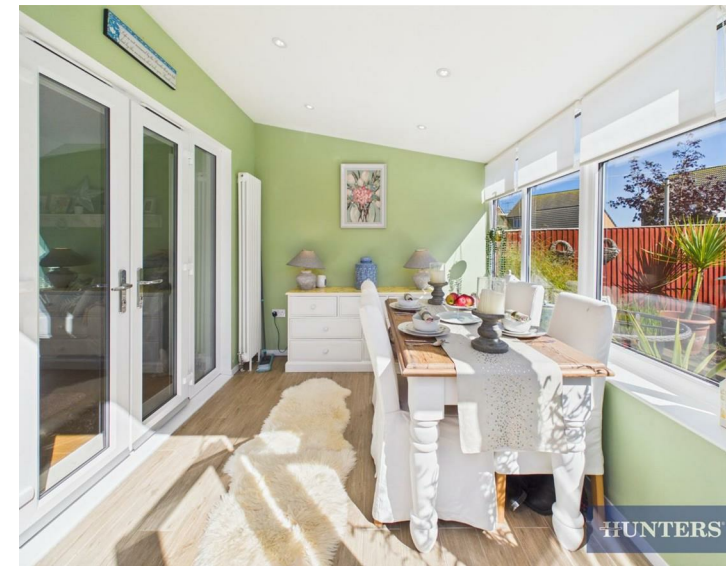
To the first floor are two well proportioned double bedrooms, both benefitting from fitted wardrobes, providing excellent storage. The accommodation is completed by a main bathroom fitted with a three piece suite, including a shower over bath.

Externally, the rear garden has been designed for ease of maintenance and enjoyment, featuring a patio area ideal for outdoor seating and entertaining, alongside a lawned section. To the front, the property benefits from a garden area and a generous driveway providing off road parking for multiple vehicles.

Well positioned within a popular residential area of Filey, the property offers convenient access to local amenities, transport links and the coast, making it a fantastic opportunity for a variety of buyers looking for a well maintained home in a sought after location.



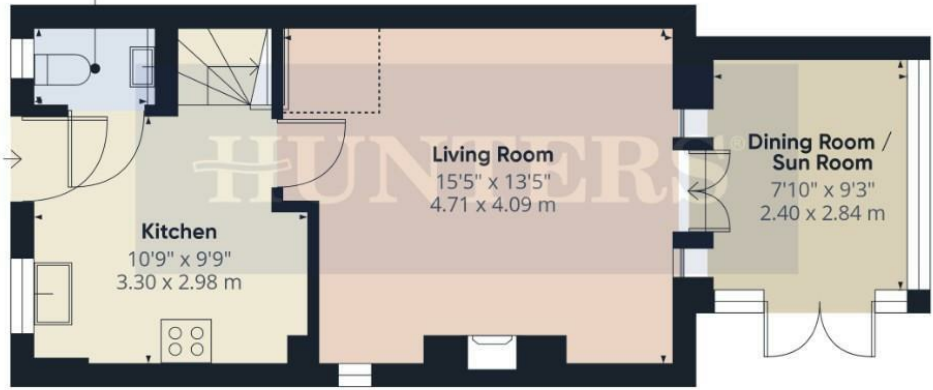
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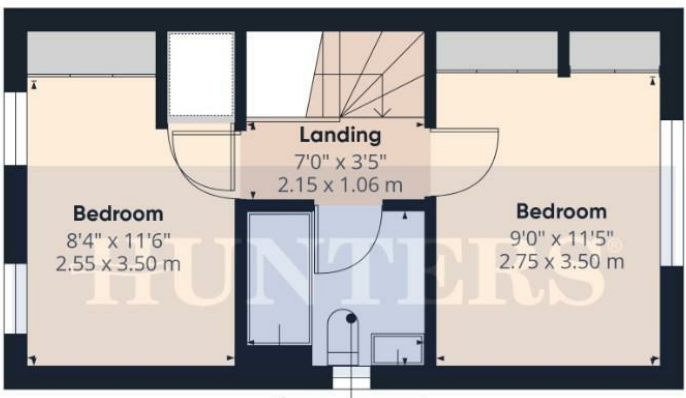
## HMRC Disclaimer - Filey

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.

**WC**  
4'10" x 3'1"  
1.48 x 0.96 m



Ground Floor



**Bathroom**  
7'1" x 6'3"  
2.17 x 1.92 m

Floor 1



**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.



**Approximate total area<sup>(1)</sup>**  
695 ft<sup>2</sup>  
64.5 m<sup>2</sup>

**Reduced headroom**  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE 360

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



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