

CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

119 Mill Meadows Lane, Filey

£273,950







119 Mill Meadows Lane

Filey

- THREE BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN/DINER WITH USEFUL UTILITY ROOM
- GENEROUS LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS WC
- MASTER BEDROOM WITH THREE PIECE EN-SUITE
- SPACIOUS GARDEN WITH LAWN AND NEW PATIO AREA
- SINGLE GARAGE WITH POWER AND LIGHTING
- DRIVEWAY AND FRONT LAWNED GARDEN

CPH are delighted to present this beautifully presented three-bedroom detached house, situated on Mill Meadows Lane in Filey.

Offering spacious accommodation throughout, this attractive property combines modern living with practical features, making it an ideal family home. The property welcomes you via an entrance hallway with stairs leading to the first floor and access to a convenient downstairs WC. The generous lounge benefits from French doors opening onto the rear garden, creating a lovely space for relaxing and entertaining.

The modern kitchen/diner provides an excellent area for everyday dining, complemented by a useful separate utility room. To the first floor, the landing gives access to three well proportioned bedrooms, including a master bedroom with a three-piece en-suite, alongside a family bathroom.







Externally, the property boasts a spacious rear garden featuring a lawn and a newly installed patio area, ideal for outdoor dining and enjoying the warmer months. To the front, there is a lawned garden and a driveway providing off-street parking, leading to a single garage with power and lighting, offering additional storage potential. Further benefits include gas central heating and uPVC double glazing throughout. This well-maintained home offers a fantastic combination of space, comfort and convenience in a popular Filey location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

GROUND FLOOR

Entrance Hall 7' 3" x 6' 11" (2.20m x 2.10m)

Kitchen/Diner 20' 4" x 8' 2" (6.20m x 2.50m)

WC 4' 11" x 3' 7" (1.51m x 1.09m)

Lounge 17' 9" x 9' 10" (5.40m x 3.00m)

Utility Room 7' 3" x 5' 3" (2.20m x 1.60m)

FIRST FLOOR

Landing

Bedroom 11' 6" x 10' 2" (3.50m x 3.11m)

En-Suite 6' 11" x 5' 11" (2.10m x 1.80m)

Bedroom 9' 2" x 9' 2" (2.80m x 2.80m)

Bedroom 11' 2" x 9' 2" (3.40m x 2.80m)

Bathroom 6' 11" x 6' 3" (2.10m x 1.90m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132