



Welford Road, Filey
YO14 0AE

Offers Over £425,000



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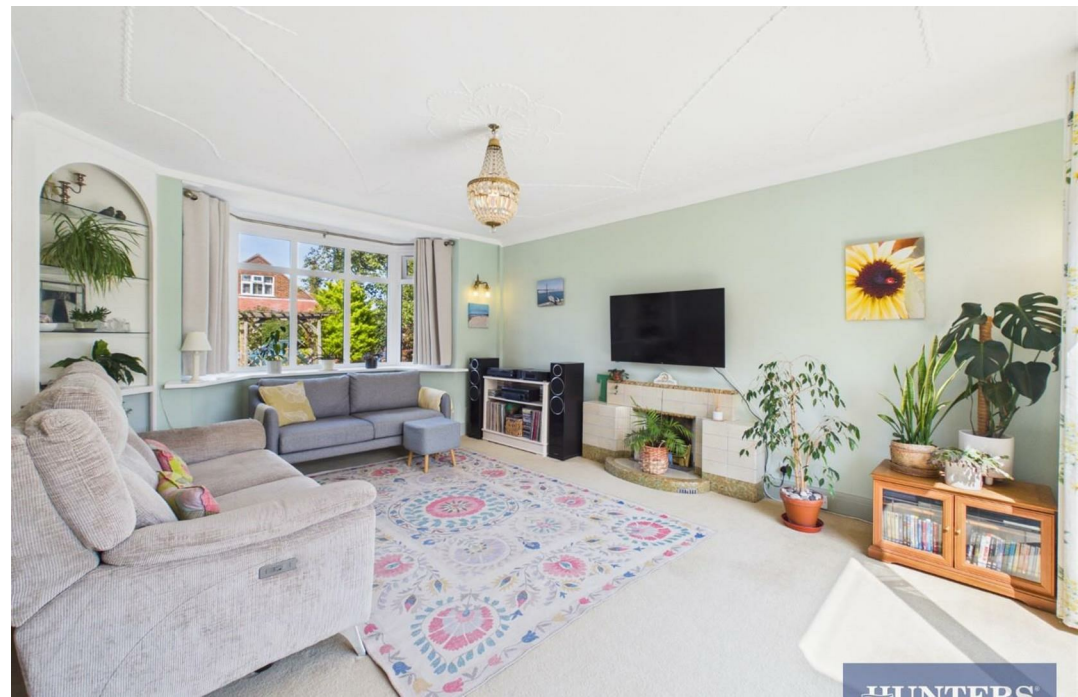


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B

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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.

SALE READY

Welford Road, Filey

Hunters are proud to present this exceptional four-bedroom detached family home, occupying a highly desirable position on Welford Road, Filey. Offering over 2,000 sq. ft. of impeccably presented accommodation, this outstanding residence has been thoughtfully designed for contemporary family living, combining generous proportions with high-quality finishes throughout.

Boasting an impressive open-plan kitchen diner, multiple reception rooms, a private south-facing garden, ample off-road parking, an integral garage with an adjoining second garage, owned solar panels, an EV charging point and an excellent EPC

Rating: B, this is a truly impressive home ready to be enjoyed.

Stepping inside, the welcoming entrance hallway leads to a spacious bay-fronted living room, perfectly complemented by a versatile second reception room, ideal as a formal dining room, home office or snug. The heart of the home is undoubtedly the stunning open-plan kitchen diner, an expansive space flooded with natural light and designed for both everyday living and entertaining. Featuring bi-fold doors opening seamlessly onto the south-facing rear garden, together with a pantry, utility/boot room and ground floor WC, this space effortlessly blends practicality with style.

The first floor offers four generous bedrooms, two of which benefit from en-suite facilities, including an impressive principal suite. A contemporary family bathroom completes the accommodation, providing excellent comfort and flexibility for modern family life.

Outside, the property continues to impress with a substantial block-paved driveway providing ample off-road parking, leading to an integral garage with an adjoining second garage, ideal for additional vehicles, storage or workshop space. To the rear, the beautifully enclosed south-facing garden offers an idyllic setting for outdoor dining, entertaining and relaxing in the sun.

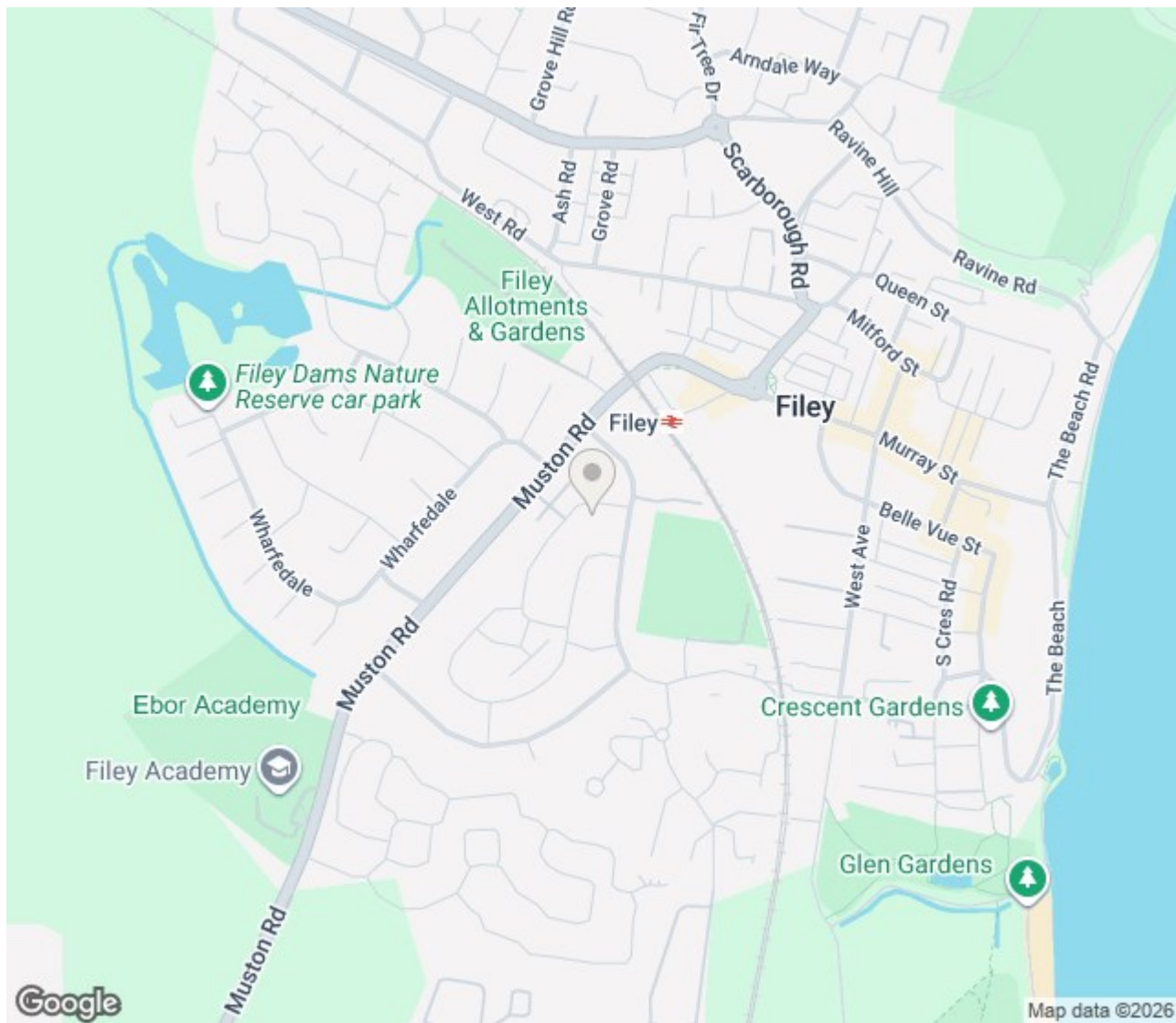
Further enhancing the home's appeal are FTTP broadband, double and triple glazing, upgraded insulation, a boarded loft with fixed ladder access, a modern consumer unit and owned solar panels connected to the national grid via a Feed-in Tariff, creating an energy-efficient home without compromising on comfort.

A rare opportunity to acquire a substantial and beautifully presented family home in one of Filey's most sought-after residential locations, offering exceptional space, quality and energy efficiency in equal measure.









ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

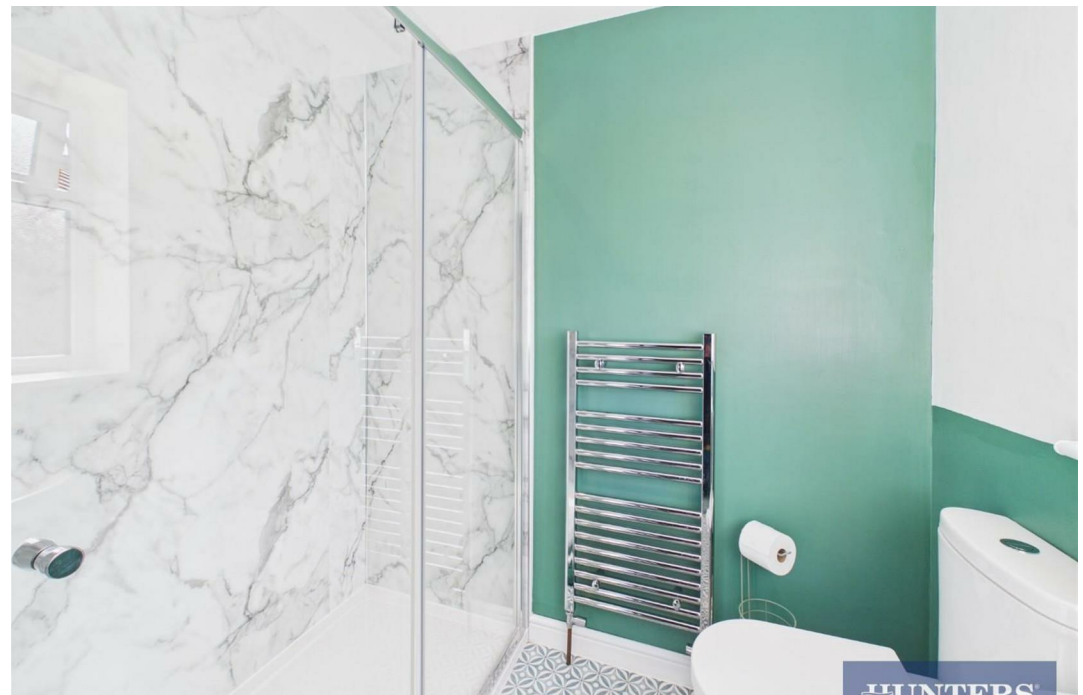
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

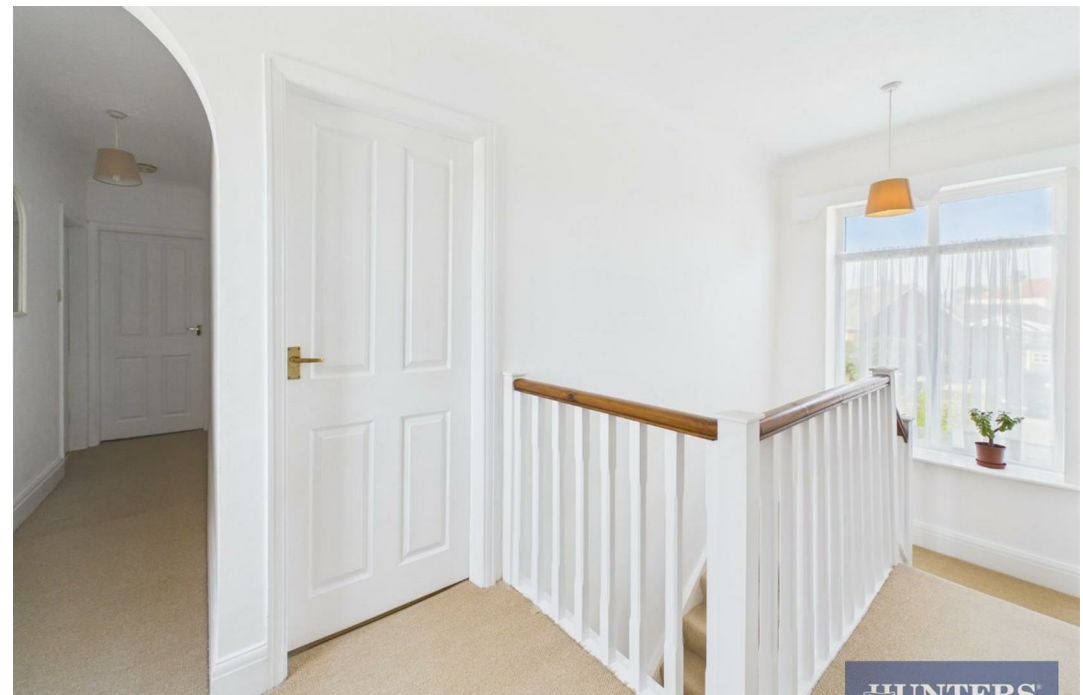
Thinking of Selling?

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.

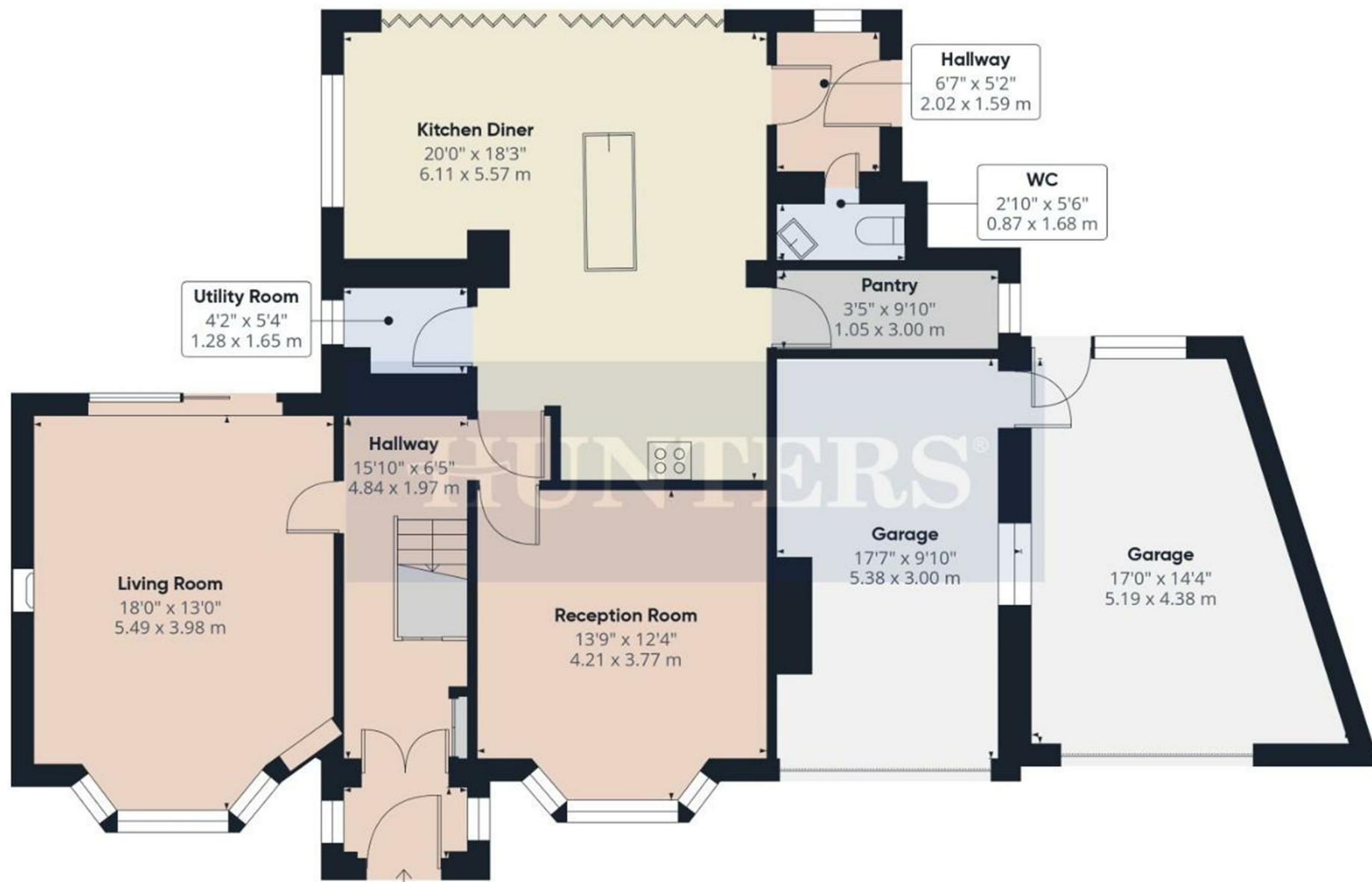
7a Murray Street, Filey, YO14 9DA | 01723 338958 | filey@hunters.com

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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.



Ground Floor

Approximate total area⁽¹⁾

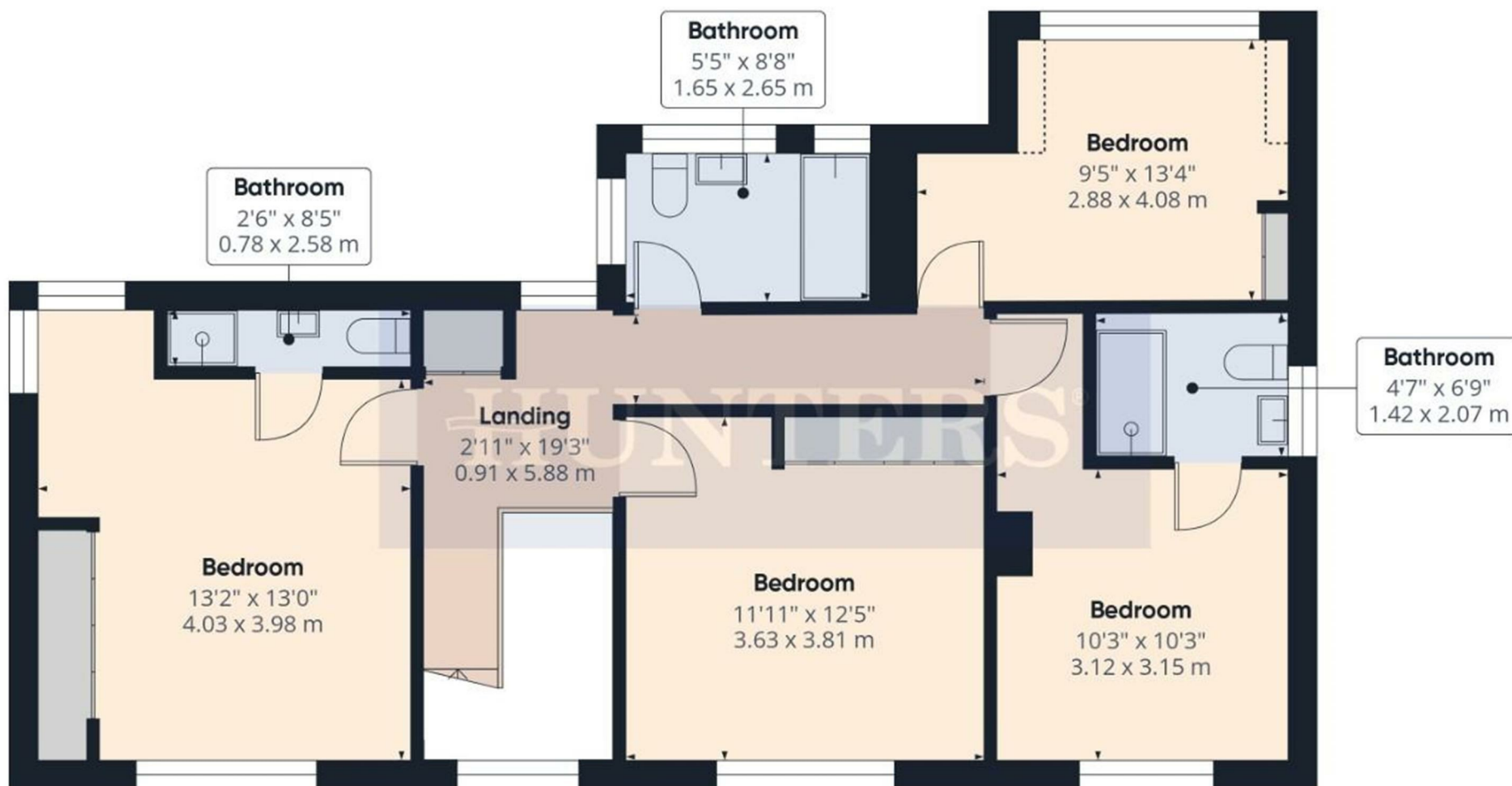
1314 ft²

122.1 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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Approximate total area⁽¹⁾

780 ft²

72.5 m²

Reduced headroom

7 ft²

0.6 m²

(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.

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