







Thorn Tree Avenue, Filey, YO14 9NT

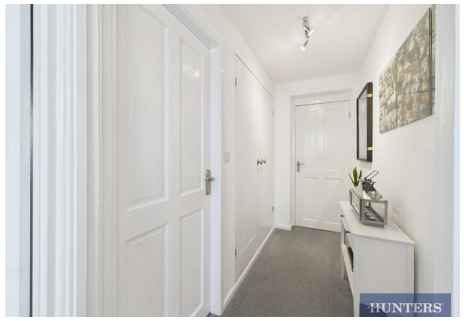
- Detached House
- Kitchen/Diner
- EPC Grade: D
- Enclosed Rear Garden
- Four Versatile Bedrooms
- Garage & Driveway
- Beautifully Presented Throughout
- Ample Built-In Storage

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HERE TO GET *you* THERE

Offers In Excess Of £325,000

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Hunters are delighted to bring to the market this beautifully presented four-bedroom detached family home, situated on the popular Thorn Tree Avenue within Filey's sought-after Country Park Estate. Offering modern interiors, versatile accommodation and excellent storage throughout, the property benefits from a driveway, integral garage and enclosed rear garden, all just a short walk from Filey Beach and Filey Brigg.

The ground floor features a bright and spacious living room with a fireplace and large bay window. To the rear, the stylish open-plan kitchen and dining area is ideal for family life and entertaining. The modern kitchen offers fitted units, integrated appliances and generous worktop space, alongside a built-in pantry with useful understairs storage. French doors from the dining area open directly onto the garden. An adjoining utility space provides a ground floor WC, additional storage and internal access to the garage.

Upstairs are four bedrooms, including the principal bedroom with its own en-suite shower room. Two further bedrooms offer comfortable accommodation, one with built-in wardrobe space, while the fourth is currently used as a home office. A contemporary family shower room and several built-in cupboards along the landing complete the first floor.

Outside, the enclosed rear garden offers a lawn, established planting and a paved patio with a covered seating area, ideal for relaxing or dining outdoors. To the front, a block-paved driveway provides off-road parking and leads to the integral garage.

Positioned within the popular Country Park Estate, the property enjoys a fantastic coastal location, just a short walk from Filey's beautiful beach, Filey Brigg and the Country Park, perfect for those who enjoy scenic walks and coastal living. Filey's town centre, shops, schools and local amenities are also within easy reach.

A fantastic opportunity for buyers seeking a well-presented family home with the Yorkshire coastline on their doorstep.









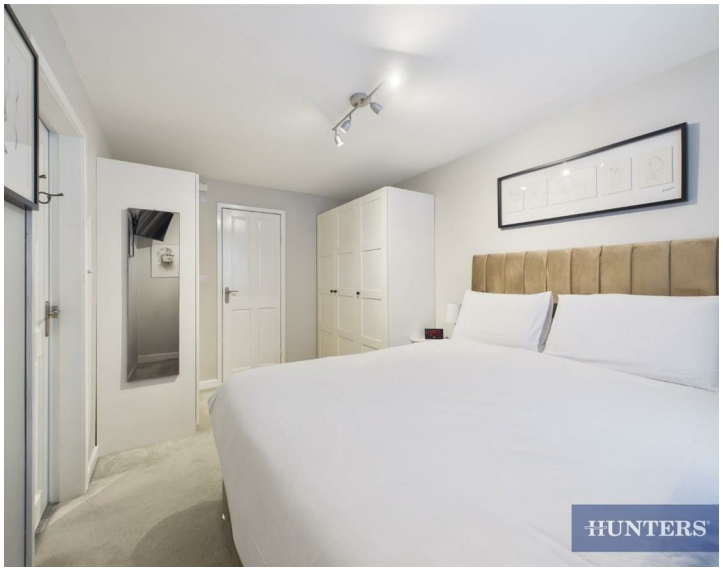
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HMRC Disclaimer - Filey

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.



Viewings

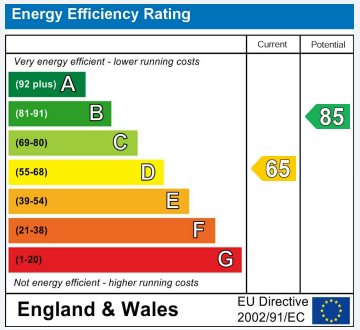
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

The Property Ombudsman

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