



## West Street, Muston, Filey, YO14 0ER

- Detached Dormer Cottage
- No Onward Chain
- Village Location
- Three Bedrooms
- Garden
- EPC Grade: E

**Asking Price £299,000**

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Nestled in the charming village of Muston, near Filey, this delightful detached dormer-style cottage is offered to the market with no onward chain. The property benefits from oil-fired central heating and double glazing, ensuring comfort and efficiency throughout the year.

Set back from the road, the cottage enjoys off-road parking to the front, together with a generous garden frontage that includes a patio area perfect for outdoor seating and entertaining. The village itself offers a welcoming community, with a local public house, regular bus service, and access to stunning coastal and countryside walks.



Inside, the accommodation is full of character, with exposed beams across the ground floor adding to the property's charm. The spacious living room provides a comfortable and inviting setting, while the layout creates a natural flow throughout the home. The kitchen is fitted with a range of wall and base units and features a Rangemaster cooker, along with plumbing for both a washing machine and dishwasher, plus space for a freestanding fridge/freezer.

Upstairs, the property offers three well-proportioned bedrooms, all served by a light and airy bathroom. This versatile layout makes the home ideally suited to family living, with plenty of space to suit modern lifestyles.



Freehold and positioned in a picturesque village setting, this property represents a wonderful opportunity to purchase a characterful home with great potential. Internal viewing is highly recommended to truly appreciate the space and charm on offer. Call us today!

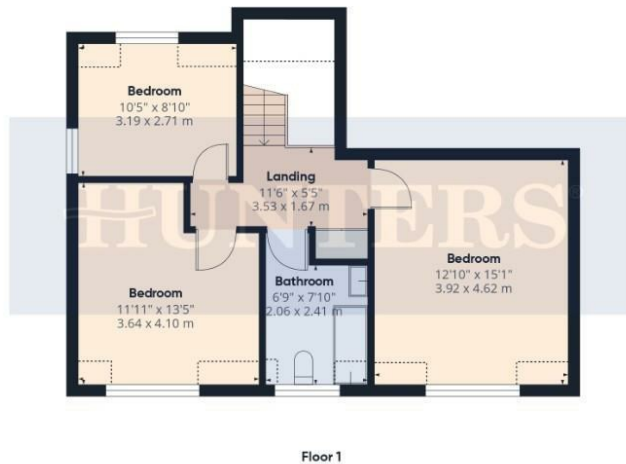


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## HMRC

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](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.

**HUNTERS**

**Approximate total area<sup>(1)</sup>**

1233 ft<sup>2</sup>  
114.6 m<sup>2</sup>

**Reduced headroom**

66 ft<sup>2</sup>  
6.2 m<sup>2</sup>

(1) Excluding balconies and terraces

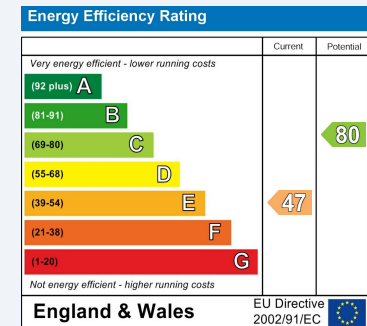
Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360

## 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.

