



## Grovehill Road, Filey, YO14 9NL

- Semi Detached House
- Popular Residential Area
- Gardens
- EPC Grade: D
- Three Bedrooms
- Garage & Parking
- No Onward Chain

**Offers In The Region Of £250,000**





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This attractive three-bedroom semi-detached home, offered to the market with no onward chain, is perfectly positioned in a popular residential area of the charming seaside town of Filey. Ideally suited to families, the property is just a short walk from a well-regarded primary school, while Filey also boasts a secondary school, making it a convenient choice for those with children. The town itself is home to a host of amenities including shops, doctors, dentist, and restaurants, and is well connected by both train and bus services to nearby towns and cities. Filey's award-winning beach is also only a short stroll away, providing the perfect spot for relaxation and recreation.



The property benefits from off-road parking to the front, along with a garage, and features both a low-maintenance front and rear garden. On entering through the front porch, you are welcomed into a spacious living room, complete with a feature fireplace and stairs leading to the first floor. From here, there is access to a versatile second reception room, ideal as a home office or children's playroom. The lounge also opens directly into the stylish open plan kitchen and dining area, which forms the heart of the home. The kitchen is modern and well equipped with a washing machine, dishwasher, and integrated oven, hob and fridge/freezer, while the dining space offers ample room for entertaining and family mealtimes. At the rear, a delightful sun room enjoys patio doors opening onto the garden, creating a bright and welcoming space to enjoy throughout the year.



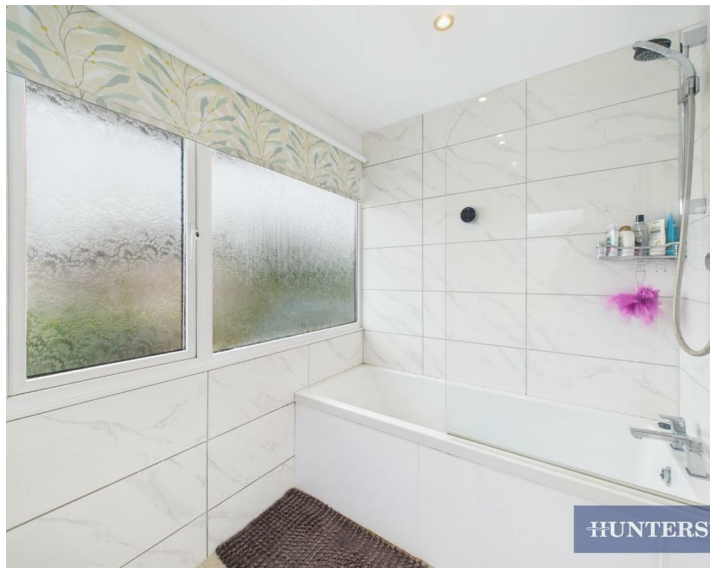
Upstairs, the first floor provides three well-proportioned bedrooms and a modern family bathroom. The property further benefits from UPVC double glazing and gas central heating throughout, ensuring comfort and efficiency.

We would highly recommend an internal viewing to appreciate all that this home has to offer.





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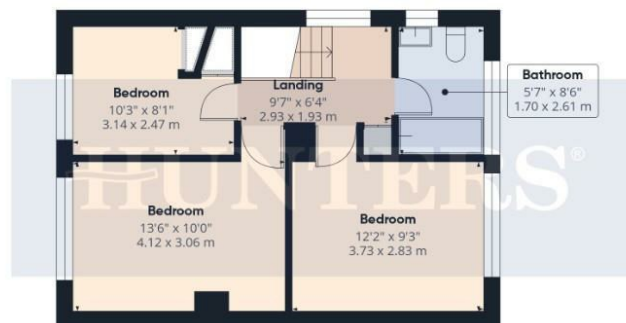


### HMRC

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.



Ground Floor



Floor 1

**HUNTERS**

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

1088 ft<sup>2</sup>

101.1 m<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

1.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

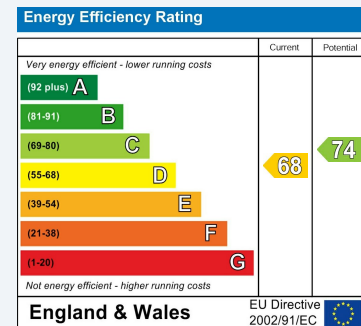
Below 5 ft/1.5 m

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.

### 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.