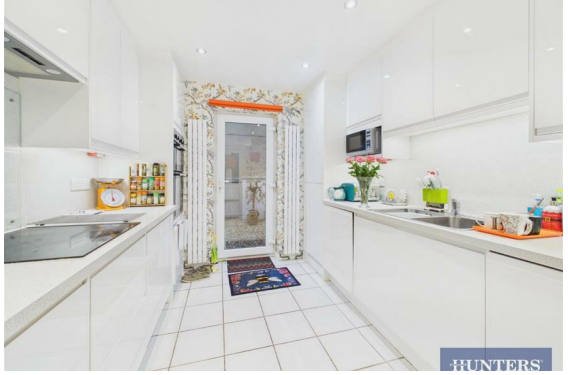








# West Road, Filey, YO14 9LP

- End Terrace House
- Three Bathrooms
- Viewing Recommended
- Five/Six Bedrooms
- Low Maintenance Outdoor Space
- EPC Grade: D

## Offers In Excess Of £225,000

HUNTERS®
HERE TO GET *you* THERE

# West Road, Filey, YO14 9LP







This spacious and versatile five/six bedroom end-terrace family home offers generous accommodation arranged over three floors and is conveniently positioned within easy reach of the town centre and a wide range of everyday amenities.

The property has been tastefully decorated throughout and benefits from gas central heating, uPVC double glazing and a full rewire, creating a home that is both comfortable and ready to move into.

The ground floor begins with an entrance porch leading into a welcoming hallway finished with Karndean flooring. To the front is a bright and inviting lounge, featuring a bay window and a character fireplace with gas stove-effect fire. An archway connects through to a spacious dining room, also enjoying a bay window and useful understairs storage, making this an ideal layout for both family living and entertaining.

To the rear, the modern fitted kitchen offers a comprehensive range of units with integrated appliances, complemented by spot lighting, tiled flooring and direct access to the rear yard. A further reception room provides excellent flexibility and could be used as a study, snug or additional ground-floor bedroom. Completing the ground floor is a well-appointed shower room.

The first floor offers an impressive principal bedroom suite, incorporating a separate dressing room with fitted wardrobes and a modern en-suite shower room. A second double bedroom also benefits from fitted wardrobes and its own en-suite bathroom, providing excellent accommodation for family members or guests.

The second floor continues to impress, with two further generously sized bedrooms, both featuring fitted storage, along with additional landing space and useful built-in cupboards, ideal for a growing family or those needing work-from-home options.

Externally, the property enjoys a forecourt to the front and side, while to the rear there is a private yard with a bin store.



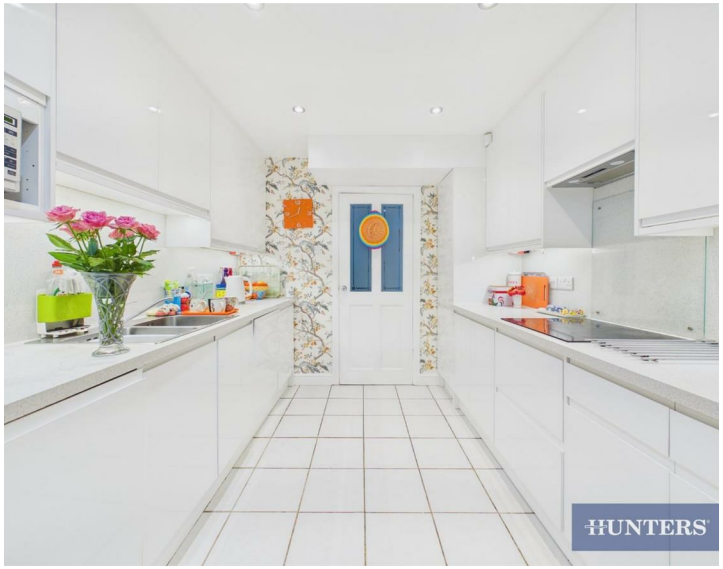


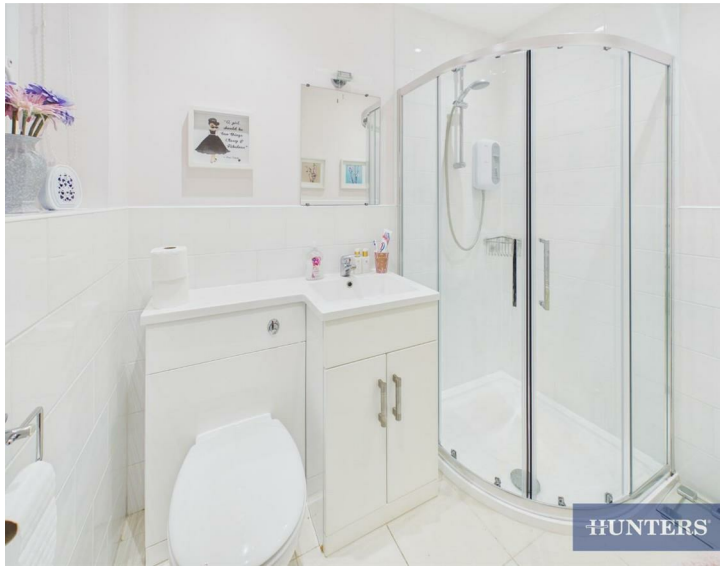




# West Road, Filey, YO14 9LP










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

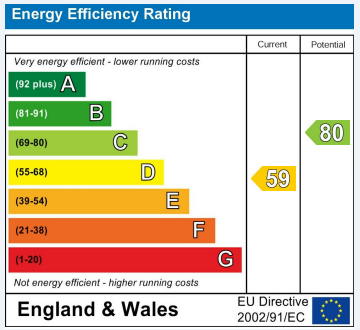
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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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