



TOTAL FLOOR AREA: 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure
Freehold

Council Tax Band
E

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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info@ellishay.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

Mill Meadows Lane
Filey, YO14 0FA

Guide Price £315,000

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Ellis Hay are pleased to bring to market this fantastic 5 BEDROOMED property on the Mill Meadows Development in Filey.

Boasting a large garage, spacious living room, kitchen/diner, ensuite bathroom, utility room, family bathroom and downstairs WC. Large fully enclosed rear garden and off street parking. The property is beautifully decorated and maintained throughout.

uPVC double glazing and gas central heating. Council tax band E. Early viewing advised.



Property Description

ENTRANCE HALL

With ceiling light and radiator.

LIVING ROOM

With front aspect uPVC bay window, radiator, electric fire, ceiling lights, television and telephone points.

KITCHEN/DINER

With a range of wall and base units, rear aspect uPVC windows and door, ceiling lights, built in electric oven/hob/extractor hood, integrated dishwasher and fridge freezer, ceiling lights laminate flooring throughout, radiator and spacious storage cupboard.

UTILITY ROOM

With space for washing machine and dryer, cupboard housing wall mounted boiler, stainless steel sink and mixer tap, ceiling light, radiator and uPVC door leading into rear garden.

DOWNSTAIRS WC

With low level WC, hand basin, radiator and ceiling light.

STAIRS

LANDING

With ceiling light and loft access

BEDROOM 1

With front aspect uPVC window, ceiling light, radiator and television point.

ENSUITE

Front aspect uPVC frosted window, mainly tiled, hand basin, low level WC, radiator and walk in shower cubicle.

BEDROOM 2

Rear aspect uPVC window, ceiling light and radiator.

BEDROOM 3

Rear aspect uPVC window, ceiling light and radiator.

BEDROOM 4

Front aspect uPVC window, ceiling light and radiator.

BEDROOM 5

Rear aspect uPVC window, ceiling light and radiator.

FAMILY BATHROOM

With side aspect frosted uPVC window, 3 piece suite, mainly tiled, extraction unit, radiator and ceiling light.

GARAGE

With power and lighting. Electric door.

GARDEN

Fully enclosed rear garden with side access from the front of property. Mainly laid to lawn with a patio area directly to the rear of the property.

DIRECTIONS

SatNav - YO14 0FA
What3Words - snooping.skis.represent

- 5 BEDROOMS
- GARAGE
- UPVC DOUBLE GLAZING
- GARDEN
- WELL DECORATED THROUGHOUT

