

**ELLIS HAY**  
FOR SALE  
Sales | Lettings | Management



**Tenure**  
Freehold

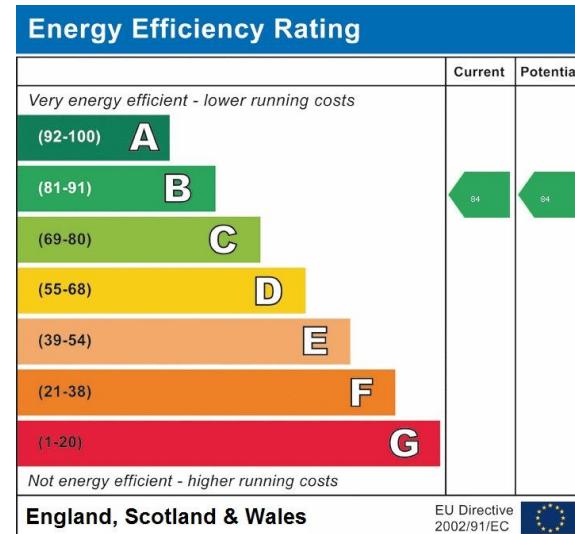
**Council Tax Band**  
E

**Viewing Arrangements**  
Strictly by appointment

#### Contact Details

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

[www.ellishay.co.uk](http://www.ellishay.co.uk)  
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**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

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

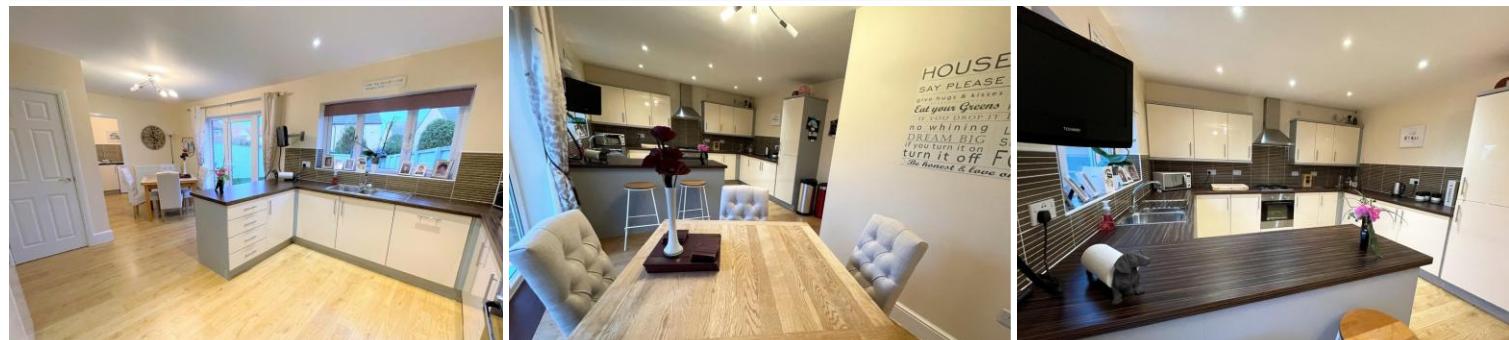
Tel: 01723 350077  
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**Guide Price £315,000**

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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

