

17 WILLOW CLOSE **FILEY**



Semi-detached property providing over 1,000 square feet of well-presented accommodation.
Attractive gardens. Driveway parking

Well-presented throughout with modern fittings and fixtures
Entrance hall with cloakroom - Living Room – Dining Kitchen – Conservatory – Games Room/Study
Three bedrooms – Bathroom
Attractive aspect to the south and pleasant gardens front and back – Driveway Parking
Double glazed throughout and with GFCH.
NO ONWARD CHAIN

GUIDE PRICE £198,000

A smart three-bedroom semi-detached property situated within a well-established residential area. 17 Willow Close occupies a plum spot within the Close, tucked away and with a sunny south facing aspect onto green space. Currently operating as a holiday let, the accommodation is well suited as a family home with a versatile layout and modern fitting and fixtures throughout.



The accommodation comprises, hallway with cloakroom, front facing sitting room, kitchen, study/games room and a conservatory. Upstairs are three bedrooms and the house bathroom. The property is Upvc double glazed, has a modern gas fired central heating boiler (recently renewed) and scores well in Energy Efficiency.

There are well established, low maintenance gardens to the front and rear, with a south facing aspect to the front and an attractive outlook over green space and off-street parking on the driveway to the rear.



Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach, the town has been a popular seaside destination since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops as well as high street retailers, a wide range of restaurants and Doctors surgery.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door with inset glazed panes. Full height window to the side. Cloakroom with low flush WC. Corner wash hand basin. Radiator. Coving.

LIVING ROOM

4.79 m (15'9") x 4.26 m (14'0")

Stairs to the first floor with open understairs area. Casement window to the front of looking in the garden with the south facing aspect. Two radiators. Dado rail. Television point. Coving. Feature fireplace housing electric fire.



DINING KITCHEN

4.80 m (15'9") x 2.90 m (9'6")

Range of fitted base and wall units with a granite effect worktop incorporating large stainless steel sink unit with drainer. Gas cooker point. Extractor hood overhead. Automatic washing machine point. Dishwasher point. Tiled splashback is. Radiator. Electric fuses. Window to the rear. Recently fitted new electric fuse box.



STUDY/GAMES ROOM

5.00 m (16'5") x 2.43 m (8'0")

Casement window to the rear. Half glazed UPVC door to the front. Loft inspection hatch. Coving. Radiator. Recessed ceiling lights.



CONSERVATORY

3.40 m (11'2") x 2.80 m (9'2")

UPVC construction. Door out to the rear garden.

FIRST FLOOR

Casement window. Loft access hatch. The loft is part boarded and has insulation. Gas fired central heating boiler.

BEDROOM ONE

3.57 m (11'9") x 2.95 m (9'8")

Range of fitted wardrobes with sliding mirrored doors. Casement window to the front. Radiator.



BEDROOM TWO

3.35 m (11'0") x 2.90 m (9'6")

Range of fitted wardrobes with sliding mirrored doors. Casement window to the rear. Radiator.



BEDROOM THREE

2.38 m (7'10") x 2.35 m (7'9")

Casement window to the front overlooking green space. Cupboard with storage. Television aerial point. Radiator.

BATHROOM

2.27 m (7'5") x 1.88 m (6'2").

Bath with handheld shower attachment. Corner shower cubicle with Mira electric shower. Low flush WC. Pedestal wash hand basin. Heated ladder towel rail. Casement window to the rear. . Tiled walls.



OUTSIDE

To the rear of the garden is enclosed all sides and has been designed with ease of maintenance in mind with gravel and paved areas bounded by well stocked herbaceous borders and shrubbery.

At the front, 17 Willow Close has an especially pleasant outlook being south facing and looking out onto open greenspace. The front garden Has a small patch of lawn and a gravelled seating area with a number of mature shrubs add colour and interest.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, drainage, gas & electric
 Council Tax: Band B TBC
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO14 9NY

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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