

***160 West Road, Filey, YO14 9NF***

***Guide Price £195,000***

- ***IMMACULATE THREE BEDROOM HOME***
- ***CONSERVATORY***
- ***UPVC DOUBLE GLAZING***
- ***SEMI-DETACHED***
- ***GARAGE WITH ELECTRIC DOOR***
- ***UNDERCOVER TERRACE WITH LIGHTING***
- ***MODERN FITTED KITCHEN***
- ***GAS CENTRAL HEATING***

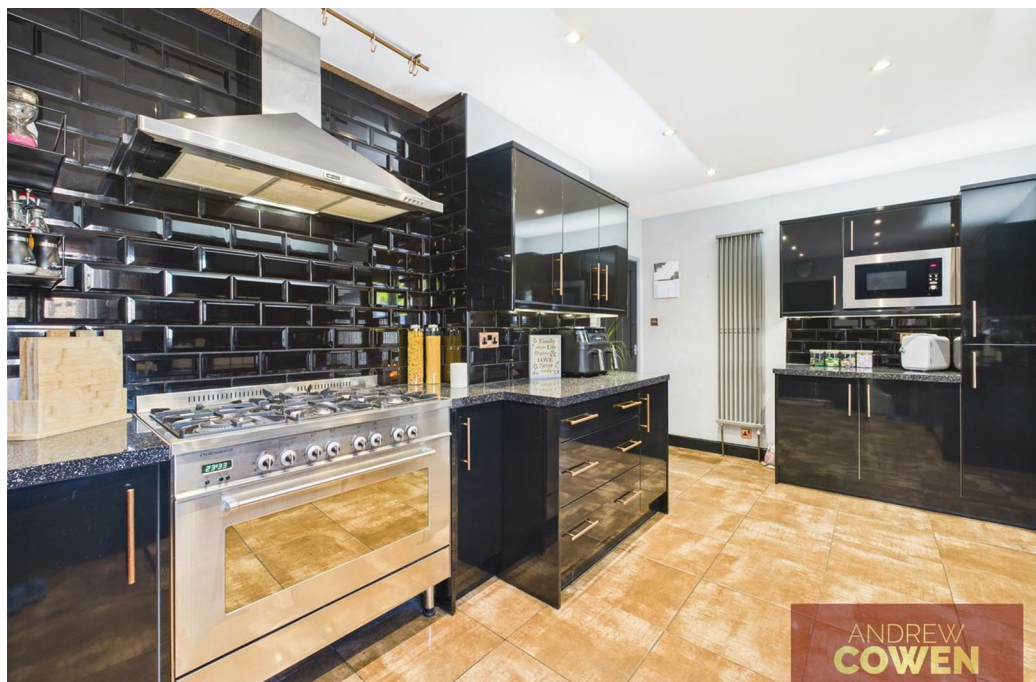


## 160 West Road, Filey YO14 9NF

**Andrew Cowen Estate Agents are delighted to bring to the market this IMMACULATE THREE BEDROOM SEMI-DETACHED HOME located in a popular residential area within Filey, has GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. Close to various local amenities including schools, shops and transport links. This property would make a fantastic purchase for first time buyers, investors or those looking to upsize. THIS IS DEFINITELY ONE NOT TO MISS.**



Council Tax Band: B



To the ground floor the property comprises, an entrance hallway leading to the lounge with gas fire, great for those cosy winter evenings, a separate family dining room, separate WC and a **MODERN KITCHEN** with a range of hi-gloss base and wall units, integrated microwave and plenty of worktop space. From the kitchen through double patio doors is the good-size **CONSERVATORY**. The recently fitted boiler, installed in 2022 can be found in the understairs cupboard from the kitchen.

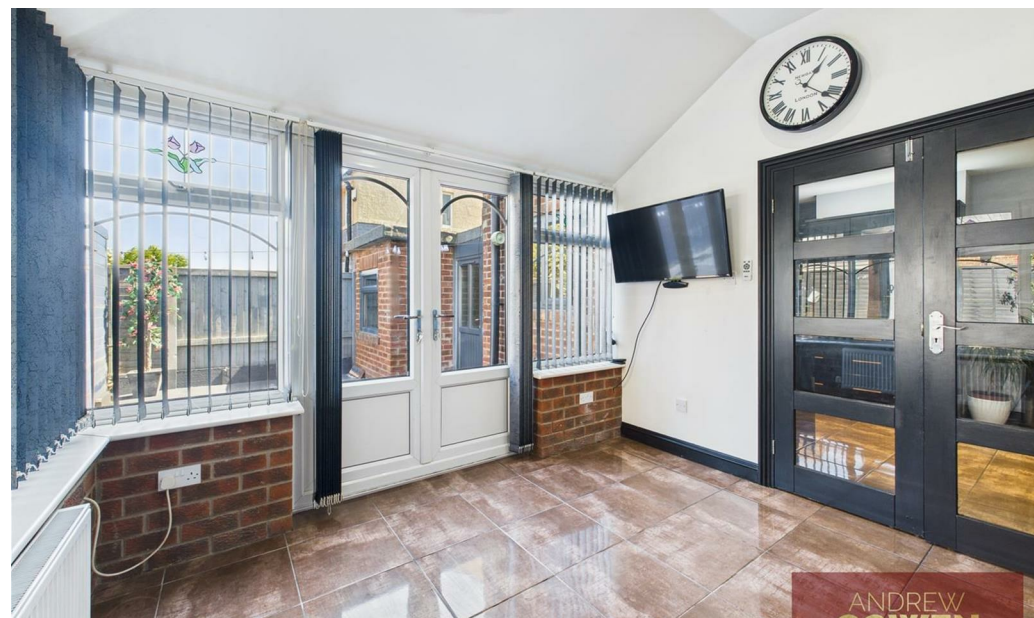
On the first floor are two double bedrooms both providing built in storage. The bathroom suite comprises of a bath with shower over, low level WC, pedestal wash hand basin and fully tiled walls.

On the second floor of the property is a spacious third bedroom with a Velux window.

Externally, to the front of this home is a paved area and a driveway leading to an area that can be used to store a car securely which comprises of a fibreglass roof and electric shutter door.

To the rear of this home is a fenced garden comprising of spacious patio areas with an inviting decked area nestled under a charming pergola with lighting, perfect for entertaining family and friends.

Viewing is a must to fully appreciate what this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!







Floor 0



Floor 1



Floor 2



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

1335 ft<sup>2</sup>  
124 m<sup>2</sup>

**Balconies and terraces**

205 ft<sup>2</sup>  
19 m<sup>2</sup>

**Reduced headroom**

53 ft<sup>2</sup>  
5 m<sup>2</sup>

(1) Excluding balconies and terraces

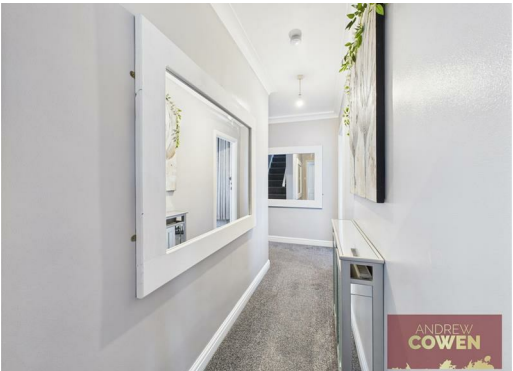
**Reduced headroom**

..... Below 5 ft/1.5 m

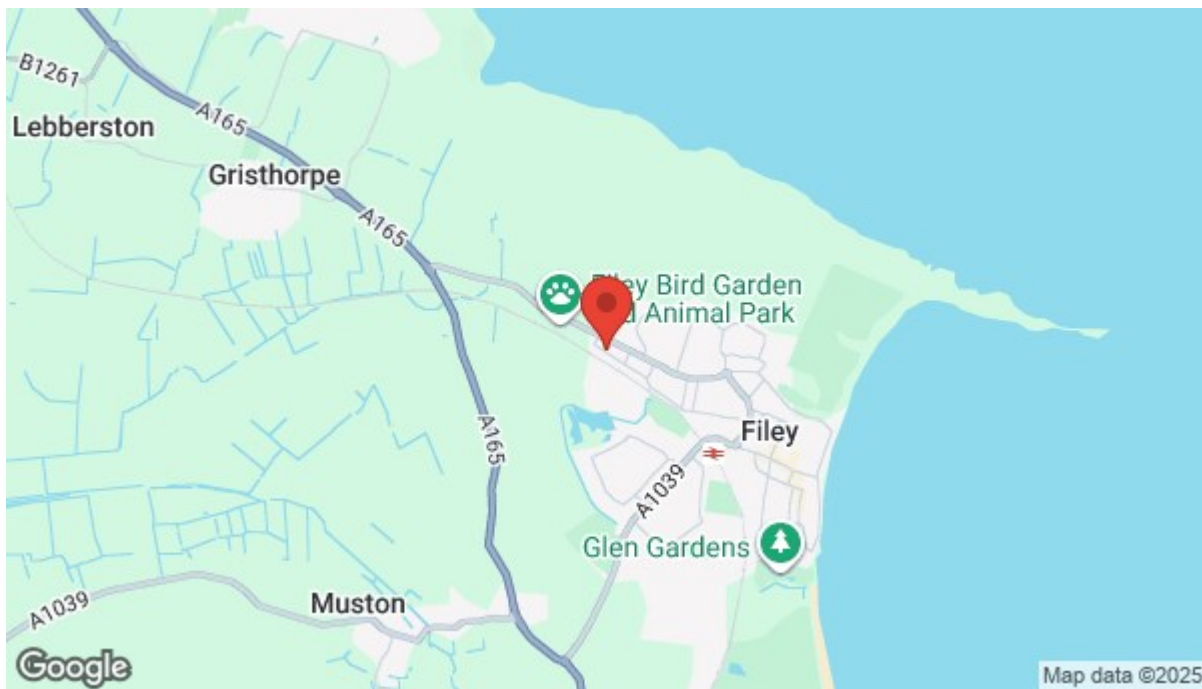
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


**GIRAFFE360**

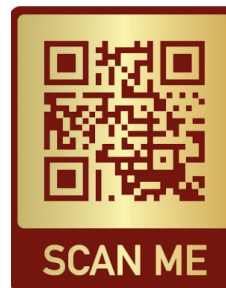






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**

**View our website here!**