



## Barden Place, Filey, YO14 0DR

- Detached Bungalow
- In Need Of Modernisation
- Garage & Driveway
- No Onward Chain
- Two Bedrooms
- Cul-De-Sac Location
- Gardens
- EPC Grade: D

**Offers Over £260,000**



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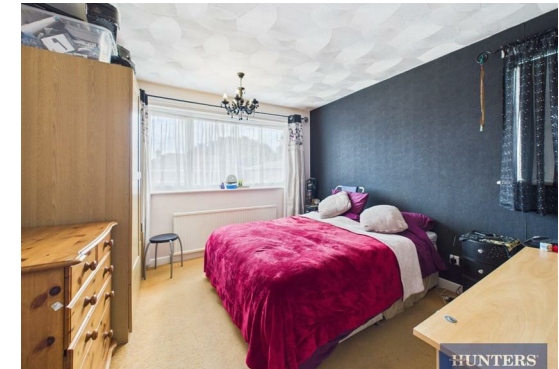
## DESCRIPTION

Hunters are delighted to bring to the market this charming detached bungalow, nestled at the top of a peaceful cul-de-sac on the highly sought-after Wharfedale estate in Filey. Offered with no onward chain, the property is beautifully positioned with gardens wrapping around three sides, mainly laid to lawn, offering plenty of outdoor space as well as off-road parking and a garage. The property does require some level of modernisation but offers mass potential to put your own stamp on your new home!

Inside, the accommodation is light and spacious. The welcoming hallway leads through to a generous living room, perfect for both relaxation and entertaining. The kitchen is well-equipped with a freestanding electric oven and hob, and offers space for a washing machine, dishwasher and fridge freezer. Two well-proportioned double bedrooms and a family bathroom complete the internal layout.

The bungalow is ideally placed for those who love the outdoors, with direct access at the rear onto the Wolds and Filey Dams where beautiful walks can be enjoyed right from the doorstep. Filey itself provides an abundance of amenities including a wide range of shops, restaurants, doctors, vets, and not forgetting its award-winning beach, landscaped gardens and parks.

This property combines the best of peaceful cul-de-sac living with the convenience of easy access to everything Filey has to offer, and with no onward chain involved, presents an excellent opportunity for buyers looking to move swiftly.

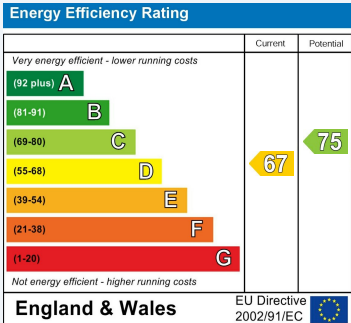






# ENERGY PERFORMANCE CERTIFICATE

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.

### Viewings

Please contact [filey@hunters.com](mailto: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.



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