



## Horndale Road, Filey, YO14 9EP

- Detached Bungalow
- Beautifully Maintained Garden
- Popular residential location
- Three Bedrooms
- Detached Garage & Driveway
- EPC Grade: D

**£290,000**



# Horndale Road, Filey, YO14 9EP

## DESCRIPTION

Hunters are delighted to bring to the market this well-presented three-bedroom detached bungalow, ideally situated on the sought-after Horndale Road. Offering spacious and versatile accommodation throughout, together with a beautifully maintained rear garden, detached garage and ample off-road parking, this delightful home is ideal for those seeking comfortable single-storey living.

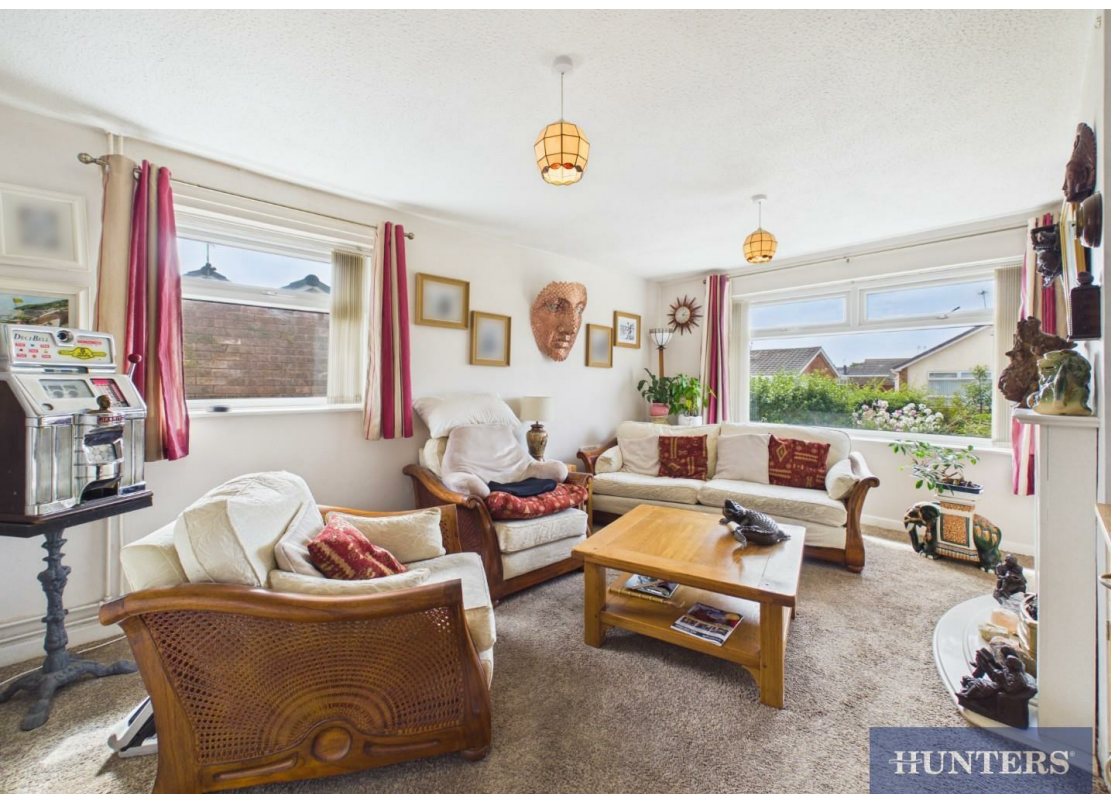
The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious living room, filled with natural light. The fitted kitchen offers a range of wall and base units with access to the side of the property.

There are two generous double bedrooms, alongside a versatile additional room currently used as a dining room, which could also serve as a third bedroom, home office or second reception room. Completing the accommodation is the bathroom and a separate WC.

Externally, the property enjoys a generous driveway leading to a detached garage, with attractive planting creating an inviting frontage. The beautifully maintained rear garden is a standout feature, offering well-stocked flower borders, manicured lawns, an ornamental pond, greenhouse and a charming timber summer house, creating a peaceful space to relax and enjoy throughout the year.

Situated within a popular residential area, the property is well placed for local amenities, transport links and nearby countryside walks, making it an excellent choice for downsizers, couples or families alike.







Ground Floor Building 1



Ground Floor Building 2

HUNTERS

Approximate total area<sup>(1)</sup>  
931 ft<sup>2</sup>  
86.7 m<sup>2</sup>

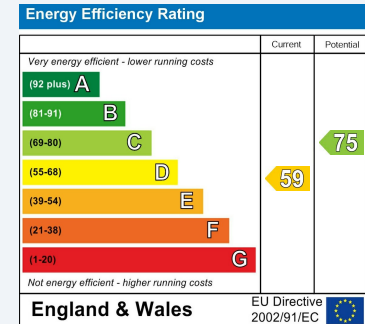
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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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