



**Wharfedale, Filey**

YO14 0DP

**Guide Price £360,000**



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2



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# Wharfedale, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this well-presented three bedroom detached bungalow, occupying a generous corner plot within the ever-popular Wharfedale estate in Filey. Offering spacious and versatile accommodation throughout, together with beautifully maintained wrap-around gardens, this property would make a fantastic home in a highly sought-after coastal location.

The accommodation is arranged over one level and briefly comprises a welcoming entrance hallway, a generous living room filled with natural light from dual aspect windows, and a modern fitted kitchen with a range of wall and base units and ample worktop space. To the rear, a light and airy sunroom provides an additional reception area overlooking the garden – an ideal space for dining, relaxing or enjoying the warmer months with doors opening out to the patio.

There are three well-proportioned bedrooms, offering flexibility for guest accommodation, hobbies or home working. The contemporary bathroom is finished to a high standard and features a four piece suite including a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property sits on a superb corner plot with well maintained gardens that wrap around the home. The gardens are mainly laid to lawn with established borders and seating areas, creating a pleasant and private outdoor space. A driveway provides off road parking and leads to a detached garage, offering further storage or workshop potential. In addition, there is a second dropped kerb to the side of the property, providing further opportunity for additional off-road parking if required.

Filey remains one of the East Coast's most desirable seaside towns, renowned for its award-winning beach, scenic coastal walks and welcoming town centre with a range of shops, cafes and amenities. The property is conveniently positioned within easy reach of the town centre while enjoying a peaceful residential setting.

A spacious detached bungalow in a prime Filey location – early internal viewing is highly recommended.

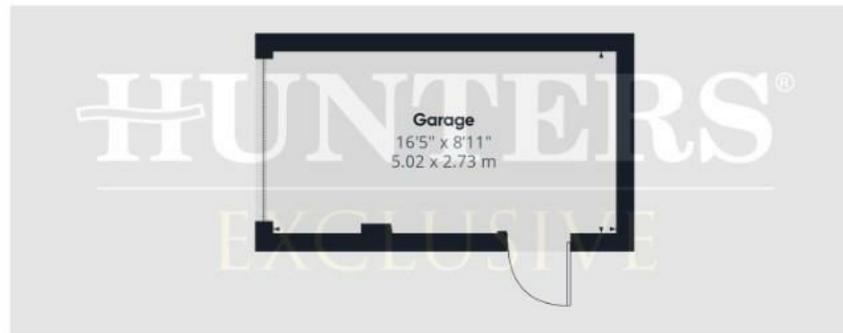






Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1131 ft<sup>2</sup>  
105 m<sup>2</sup>



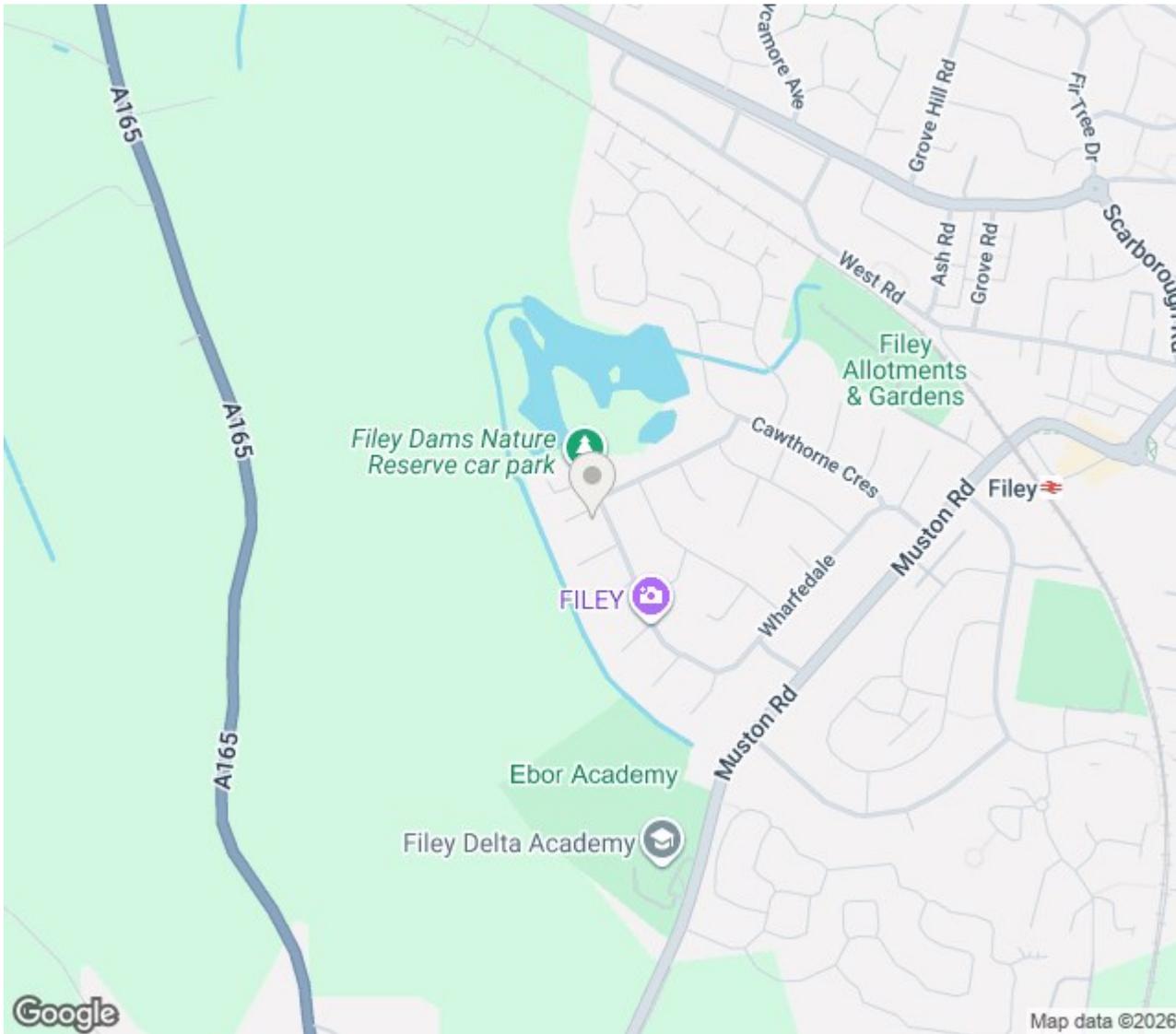
Ground Floor Building 2

(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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**



