



## Muston Road, Filey, YO14 0BS

- Detached Bungalow
- No Onward Chain
- Front & Rear Gardens
- Sun Room
- Two Bedrooms
- Garage & Off Road Parking
- Close to Town Centre
- EPC Grade: C

**Asking Price £280,000**



# Muston Road, Filey, YO14 0BS

## DESCRIPTION

Offered to the market is this well-presented two-bedroom detached bungalow, ideally located in the highly desirable seaside town of Filey.

Filey is a popular coastal destination offering easy access to the award-winning Filey Beach, along with a wide range of local amenities including public houses, independent shops and cafés, pharmacies, a post office, a supermarket, and both primary and secondary schools.

The accommodation begins with a welcoming and spacious entrance hall, leading through to a bright and airy living room featuring a large front-facing window. The well-appointed kitchen is fitted with a range of wall and base units and includes an integrated oven and gas hob. From the kitchen, access is provided to a useful study to the side and a delightful sun room to the rear, offering additional dining or sitting space with views over the garden.

There are two generously proportioned bedrooms, both benefitting from large windows that flood the rooms with natural light. The property is further complemented by a spacious bathroom fitted with a bath and shower over. Additional features include gas central heating, double glazing, and a partially boarded loft with ladder access and lighting.

Externally, the rear garden is mainly laid to lawn with attractive plant borders, providing a pleasant outdoor space. To the front, the property enjoys a lawned garden, driveway, and a garage, offering ample parking and storage.

The bungalow is offered with no onward chain and vacant possession, and further benefits from owned solar panels, enhancing energy efficiency.

Early viewing is highly recommended — contact us today to arrange your appointment.







### Viewings

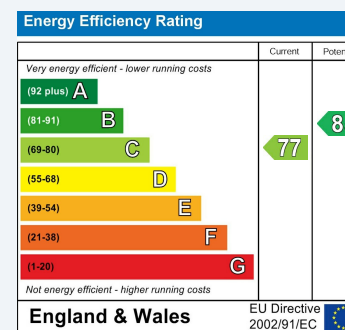
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.