

## Clarence Drive, Filey, YO14 0BE

- Detached Bungalow
- No Onward Chain
- Garage & Parking
- Low Maintenance Garden

- Three Bedrooms
- Beautifully Presented
- Desirable Location
- EPC Grade: C

**Asking Price £330,000**





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This beautifully presented detached bungalow is offered to the market with no onward chain and is situated in a highly desirable location. The property benefits from a brand-new Bosch boiler with a 12-year guarantee, a complete new gas central heating system with radiators, as well as newly installed UPVC double-glazed windows and a composite door—ensuring comfort, efficiency, and peace of mind for years to come.



Inside, the accommodation is well arranged and finished to a high standard, creating a home that would suit a wide variety of buyers. The layout includes a welcoming living space, a modern kitchen that opens into a light-filled sunroom, and three well-proportioned bedrooms served by a stylish bathroom.

Externally, the bungalow enjoys low-maintenance front and rear gardens, making it ideal for those seeking a relaxed lifestyle. There is also the added advantage of off-road parking and a garage, complete with power and lighting.

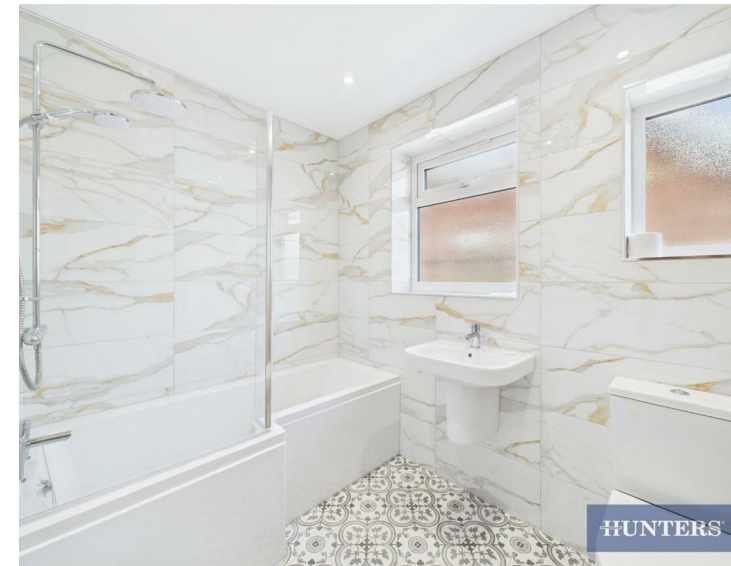
The property is perfectly positioned within a short walk of Filey town centre, where you will find a wide range of amenities, regular transport links, and the award-winning beach.



An internal viewing is highly recommended to fully appreciate the quality and space this delightful home has to offer.



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### HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.





### Viewings

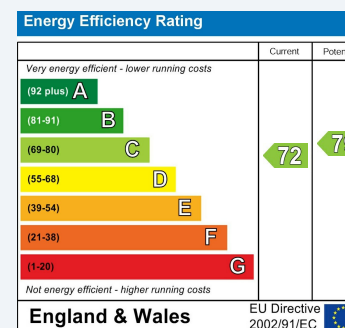
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.