



## Fir Tree Drive, Filey, YO14 9NR

- Semi Detached Bungalow
- No Onward Chain
- Garage & Driveway
- Solar Panels
- Three Bedrooms
- Beautifully Presented
- Front & Back Gardens
- EPC Grade: TBC

**Offers Over £270,000**





# Fir Tree Drive, Filey, YO14 9NR

## DESCRIPTION

Hunters are delighted to bring to the market this well-presented three bedroom semi-detached bungalow, offered for sale with no onward chain, and located on the highly desirable “Country Park” side of Filey.

Ideally positioned within close proximity to Filey’s beautiful sandy beach and the town centre, the property enjoys easy access to a wealth of local amenities including shops, supermarkets, doctors, dentists, cafés, pubs and restaurants, along with the bus and train station and the town’s attractive gardens. It offers the perfect balance of coastal living with everyday convenience.

The accommodation is well laid out and spacious throughout. A welcoming hallway leads into a generous living room, providing an ideal space for relaxing or entertaining. The kitchen is positioned to the front and offers ample worktop and storage space. There are three bedrooms, offering flexibility for a variety of buyers whether downsizers, families, or those seeking a coastal retreat, along with a modern bathroom fitted with a contemporary shower.

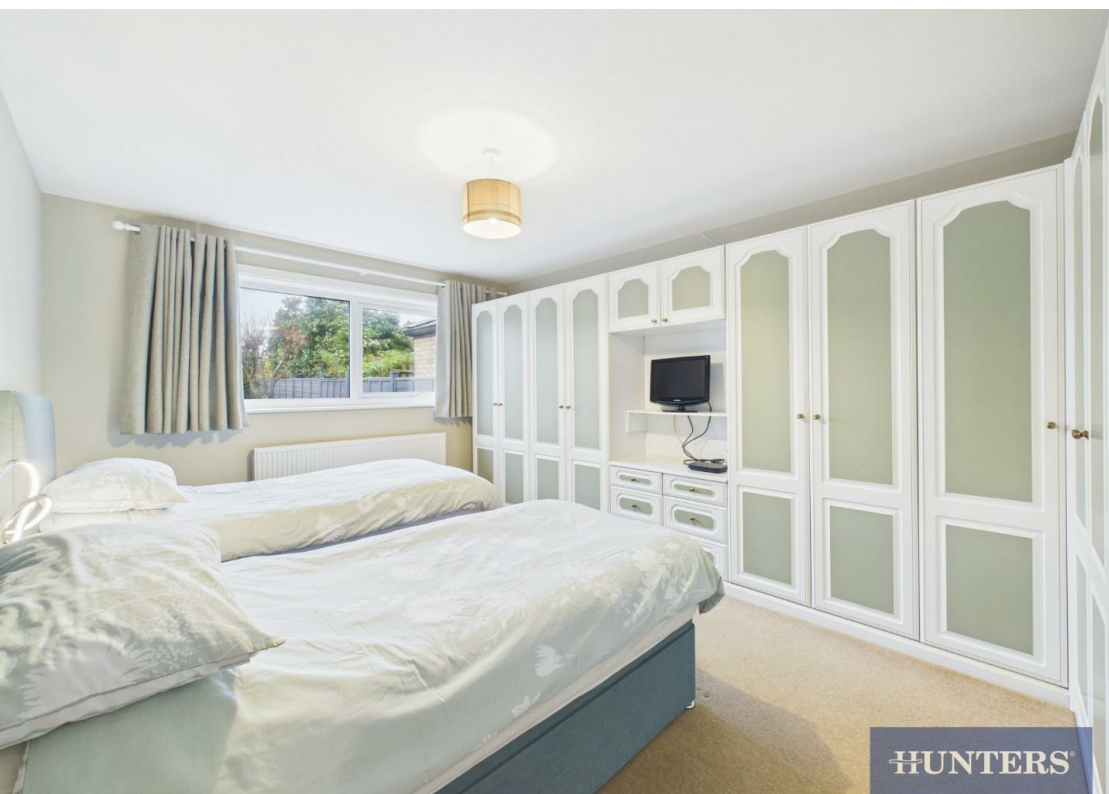
Externally, the property benefits from off-road parking and a garage. To both the front and rear are lovely, low-maintenance gardens, designed for ease of upkeep while still providing enjoyable outdoor space. The rear garden also features decking, creating a perfect spot for seating and outdoor dining.

The current owner has undertaken significant improvements in recent years, including a new roof, installation of solar panels, rear rendering, new decking, a new boiler, new shower and new windows to the rear. As a result, the property is presented in turnkey condition, ready for immediate occupation.

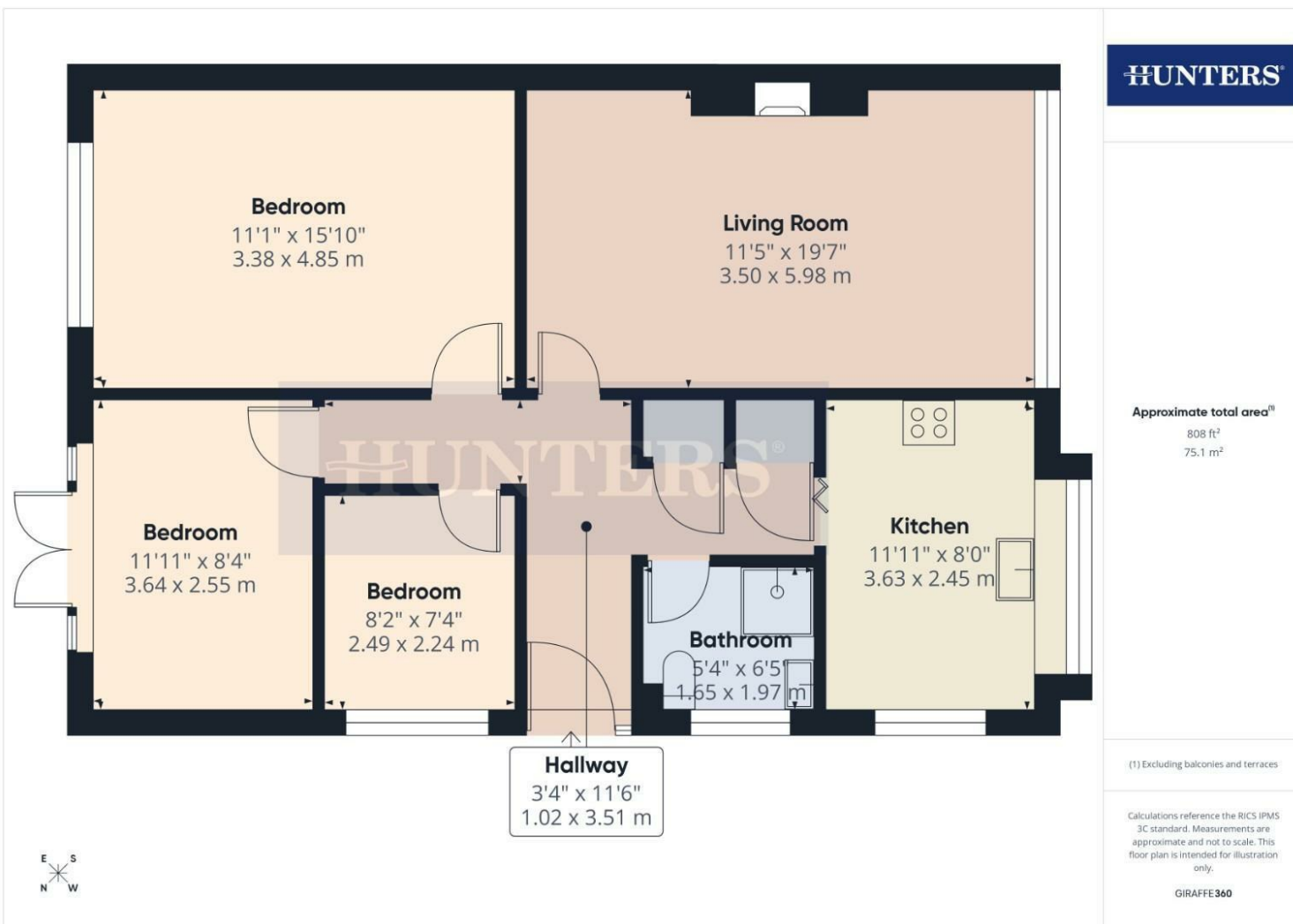
This is a fantastic opportunity to acquire a well-maintained bungalow in one of Filey’s most sought-after locations, and early viewing is highly recommended.











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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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