



## 63 Wooldale Drive, , Filey, YO14 9ER

- Detached Bungalow
- Three Bedrooms
- Open Field Views
- No Onward Chain
- Garage and Driveway
- EPC Grade D

**Fixed Asking Price £300,000**





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## DESCRIPTION

Nestled on a tranquil street, this three bedroom detached bungalow presents a rare opportunity in the area. Boasting panoramic views of open fields at the rear, this home offers a serene and picturesque setting, seldom found on the market. The property offers direct access to the Cleveland Way, provides open views, and access to nature reserves and walking paths. The unique location of Wooldale Drive in proximity to the Brigg is a real feature and bungalows on this side of the street rarely come on the market. Upon arrival, a well maintained driveway which provides parking for multiple vehicles, leads to a spacious garage, providing either additional parking or ample storage space. Entering the home, you are greeted by a warm and inviting atmosphere and the layout seamlessly combines comfort and functionality, offering an ideal setting for modern living with cupboards in the hall providing ample storage space. The living area features a fireplace and provides views out of the sliding patio doors onto the garden and open views beyond. Perfect for both relaxation and entertaining, this space provides a versatile environment for various activities. Adjacent to the living area is a kitchen comprising wall and base units with integral gas hob, electric oven, fridge freezer and space for washing machine and dishwasher. The kitchen also accommodates a breakfast bar. The property includes three bedrooms, each offering comfort and privacy and a three piece bathroom suite complete with contemporary fixtures and fittings. Carpets and flooring were replaced throughout in December 2023.

Stepping outside, the property's rear garden is a true sanctuary, offering a tranquil escape from the hustle and bustle of everyday life. The artificial lawn provides plenty of space for outdoor activities, while a raised area offers the perfect spot for al fresco dining and relaxation whilst taking in the stunning open views. In addition to its exceptional features, this property is offered with no onward chain, providing an effortless transition for prospective buyers. With its rare combination of location, views, and amenities, this three bedroom detached bungalow presents an unparalleled opportunity to own a truly special home. The property also has the option for the successful and accomplished trading and registered business for sale, encompassing complete internal and external fitout and the benefit of all future bookings through 2024 to 2025. Past trading and business performance figures available upon request.











### Viewings

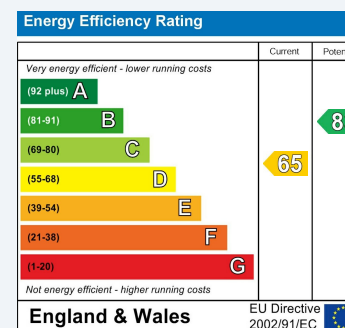
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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