



## Wharfedale, Filey, YO14 0DP

- Semi Detached Bungalow
- No Onward Chain
- Garage & Conservatory
- Three Bedrooms
- Wharfedale Estate
- EPC Grade - D

**Guide Price £260,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Wharfedale, Filey, YO14 0DP

## DESCRIPTION

Hunters are pleased to bring to the market this NO ONWARD CHAIN, THREE BEDROOM semi detached BUNGALOW situated on the SOUGHT AFTER LOCATION of Wharfedale. The property is located approximately 0.8 miles from Filey Beach and 0.3 miles from the train station, providing convenient transport links to nearby towns such as Scarborough, York, and Malton. It is also in close proximity to a comprehensive range of amenities, including shops, doctors, cafes and dentists to public houses and schools.

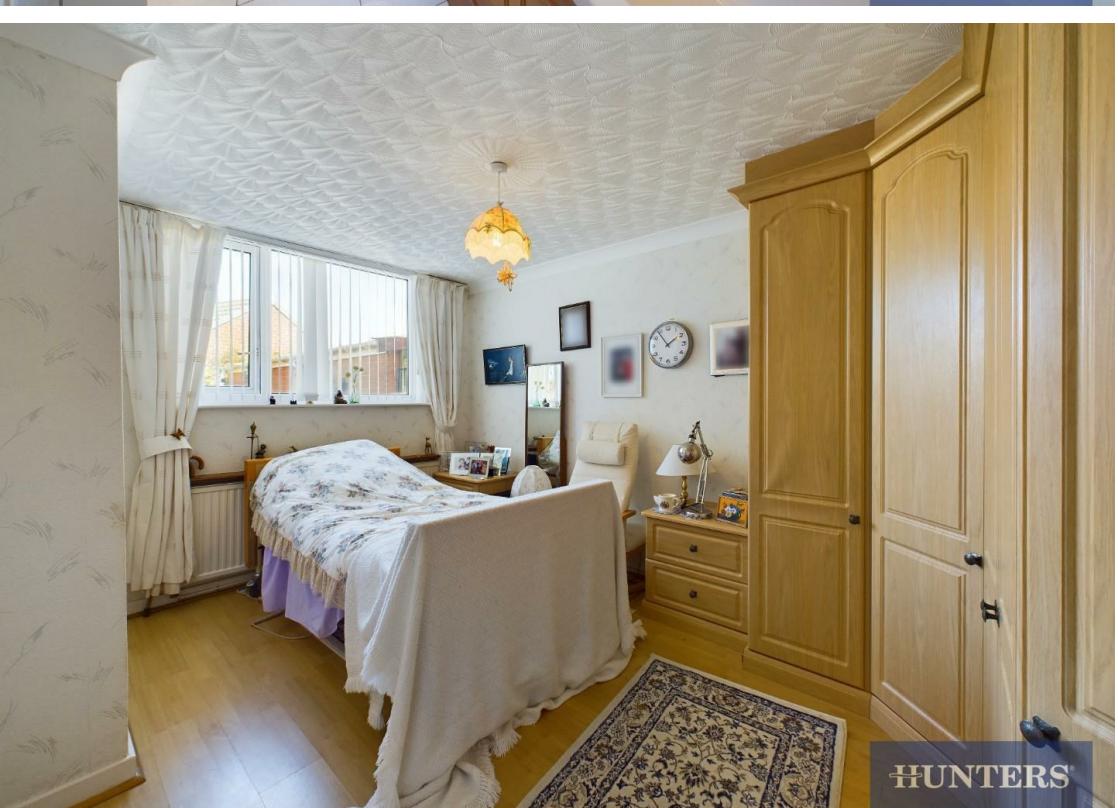
Upon entering the bungalow, you are welcomed by a bright and spacious living room with dual aspect windows, featuring a gas fireplace creating a warm and inviting space for relaxation. The kitchen is well-equipped with ample storage, integrated appliances, and generous counter space, providing both practicality and elegance and it offers plenty of room for dining, making it the heart of the home where meals can be enjoyed with family and friends.

A highlight of this home is the addition of a conservatory at the rear, which provides a wonderful, light-filled space. Whether used as an additional sitting area, dining room, or sunroom, the conservatory enhances the living space and allows for seamless indoor-outdoor living. The property includes three generously sized bedrooms, each providing flexibility for a variety of living arrangements and an additional loft space which is fully boarded with Velux windows. It also boasts a family bathroom and a separate WC, adding convenience for everyday living.

Externally, the property features a low-maintenance rear garden with an array of flower beds and a front garden predominantly laid to lawn, offering the perfect setting for relaxing in the sunshine or entertaining friends and family. There is ample off road parking and a detached garage offering ample off-street parking, catering to multiple vehicles, and further enhances the convenience and practicality of this well-located home.

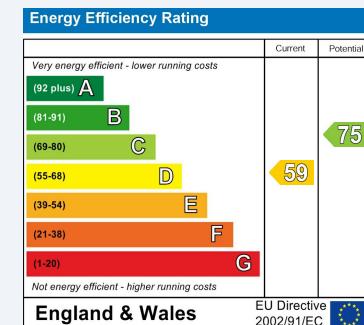
Call the office today to arrange your viewing!



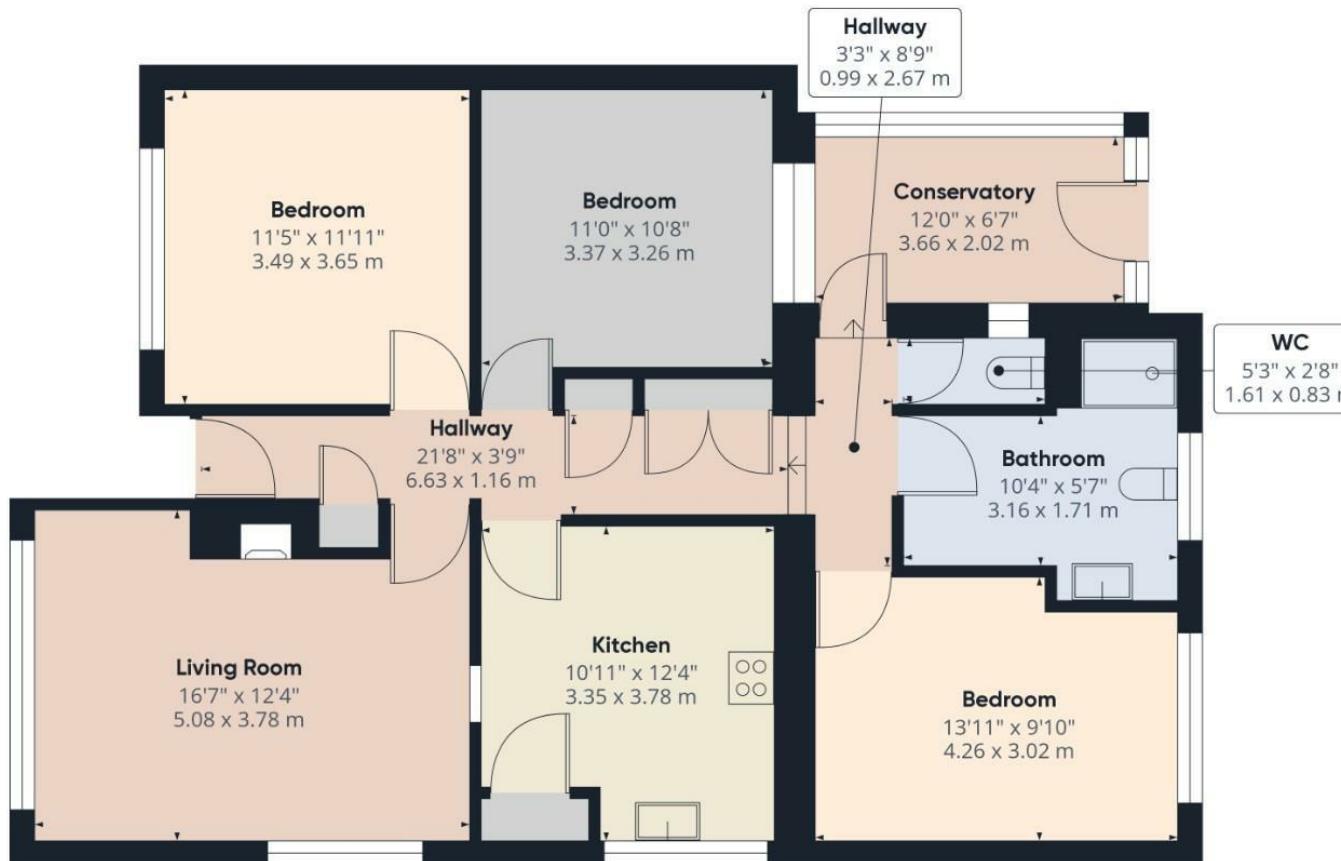


## ENERGY PERFORMANCE CERTIFICATE

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.



Approximate total area<sup>(1)</sup>  
1011.16 ft<sup>2</sup>  
93.94 m<sup>2</sup>



### 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.

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.