



Cawthorne Crescent, Filey

- Detached Bungalow
- Conservatory
- Driveway & Garage
- Three Bedrooms
- Gardens
- EPC: C

Offers Over £325,000

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Cawthorne Crescent, Filey

DESCRIPTION

Hunters are please to bring to the market this three bedroom detached bungalow situated in the sought after location in the Wharfedale area. The property is located only a short drive away from the town centre providing easy access to the town's amenities, including shops, restaurants, and the stunning coastline.

The property comprises of a spacious lounge offering a feature fireplace and double doors leading through to the conservatory. The kitchen incorporates wall and base units with an integrated hob, eyelevel oven, fridge freezer and space for washing machine. There are three bedrooms with the main benefiting from built in wardrobes and an en-suite. The second bedroom also provides built in wardrobes and the third bedroom is currently being used as a dining room by the current owners. There is also a bathroom with wash hand basin, WC and a paneled bath with shower over.

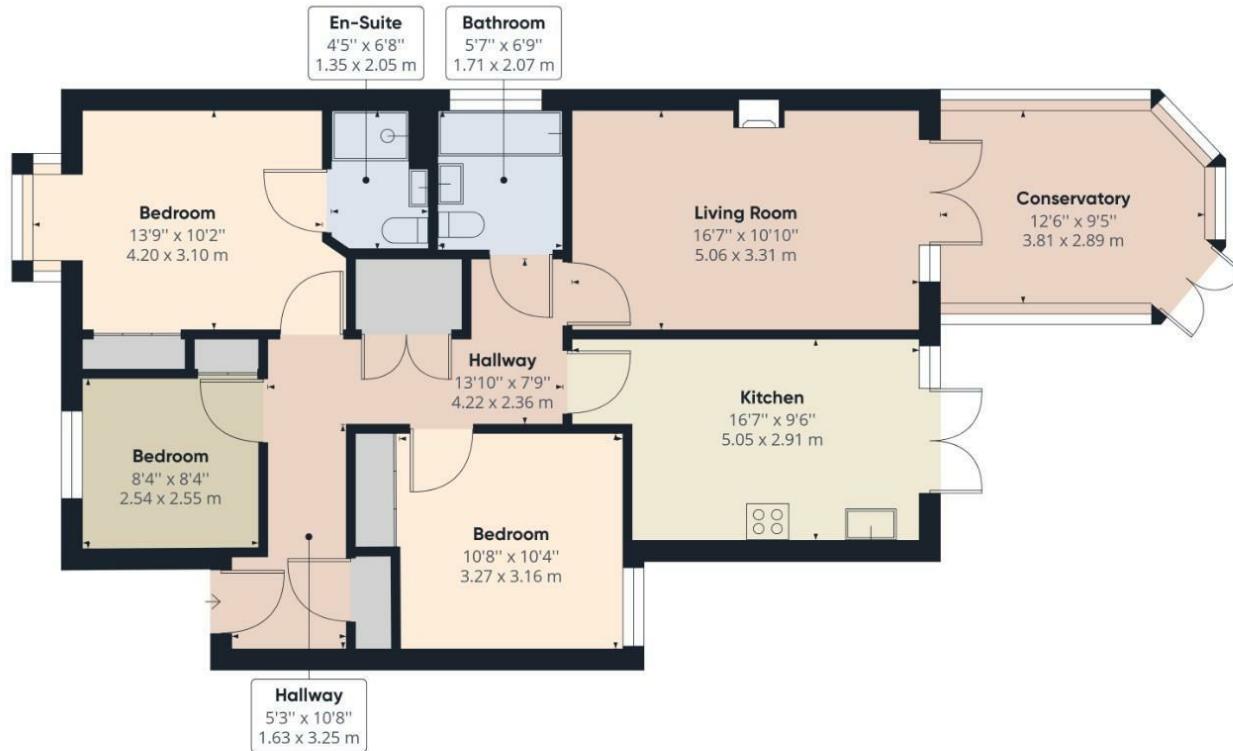
The property has UPVC double glazing and gas central heating.

To the front of the property is an easily maintained garden with a driveway to the side leading to the garage. To the rear is a garden mostly laid to lawn with the added bonus of a summerhouse with power.

Call the office today to arrange your viewing!







Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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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

Band	Current Rating	Potential Rating
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	73
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

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.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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