



HUNTERS[®]
HERE TO GET *you* THERE



Sycamore Avenue, Filey

Asking Price £200,000



This well presented two-bedroom semi-detached bungalow is brought onto the market on the sought after Country Park estate, located close to the beach and the town's various local amenities.

The property comprises of a kitchen providing a range of wall and base units with space for a freestanding oven and washing machine, gas boiler and integrated fridge freezer.

The generous sized lounge with electric fire leads through to the inner hallway with storage cupboard.

There are two bedrooms to the rear of the property and a fully tiled bathroom with walk-in shower. Bedroom one with fitted wardrobes leads through sliding doors to the conservatory, with skirting heating and patio doors out to the rear garden.

This home is UPVC double glazed throughout with gas central heating and a boarded loft.

Externally; to the front of the property is a garden mostly laid to lawn with partial paved driveway and parking for two cars, leading to a shed with power. To the rear is a private enclosed garden with a large patio, further lawn area and a shed with power.

Call now to arrange your viewing!

Kitchen
12'4" x 9'0"

Bedroom Two
7'10" x 8'4"

Lounge
16'3" x 11'1"

Shower Room
6'4" x 5'6"

Inner Hall
6'5" x 2'8"

Conservatory
10'9" x 8'10"

Bedroom One
10'10" x 11'1"

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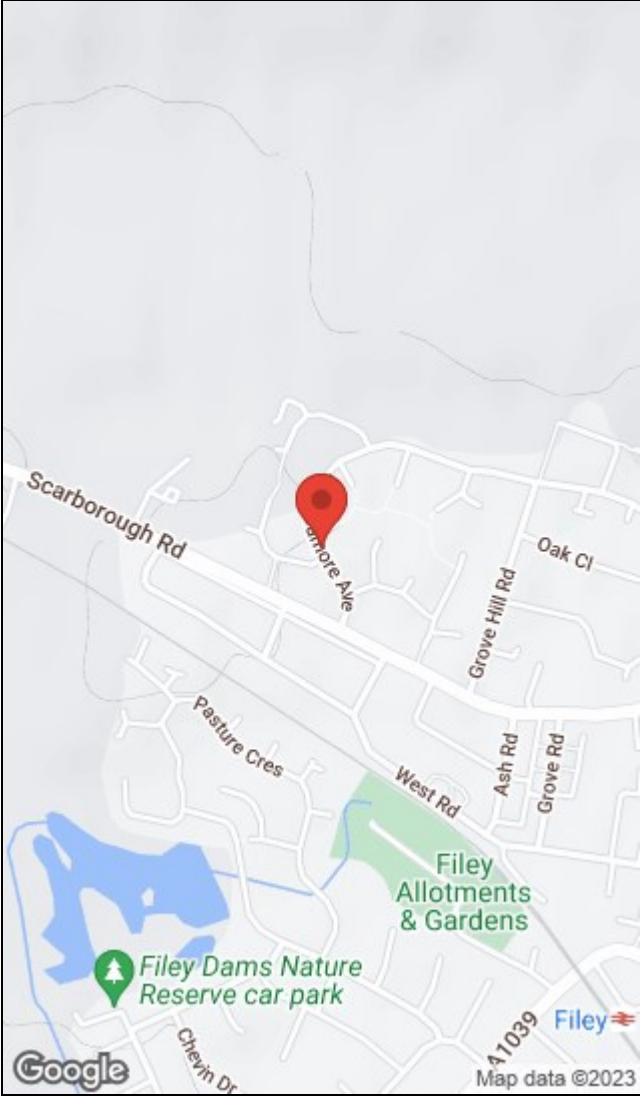
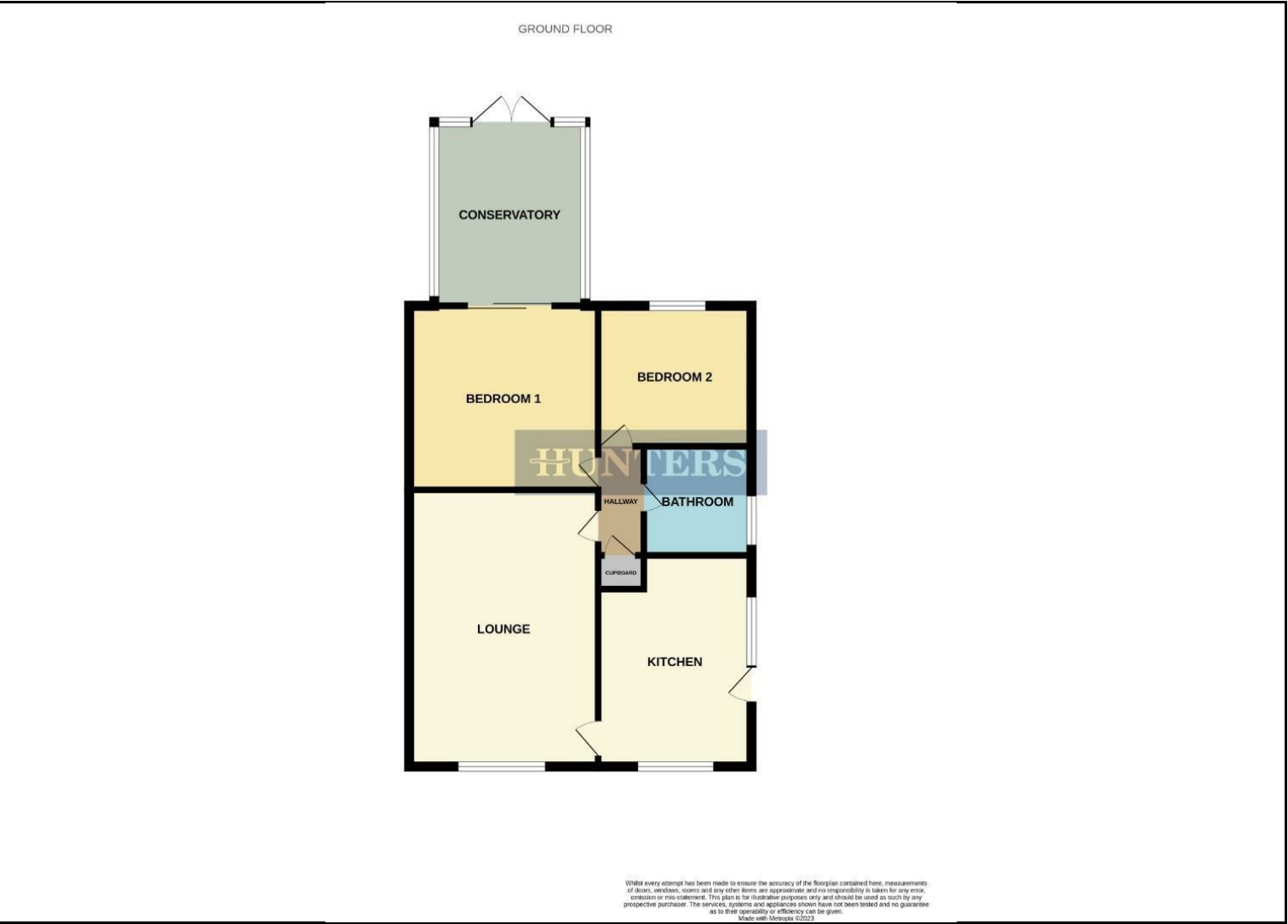
KEY FEATURES

- Semi-Detached Bungalow
 - Two Bedrooms
 - Off Street Parking
 - Garden
 - Conservatory
- UPVC Double Glazed
- Gas Central Heating
- EPC Grade: Pending
- Council Tax Band: B









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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