



HUNTERS®



## Wharfedale, Filey

- Detached Bungalow
- Wrap Around Gardens
- Garage
- Two Bedrooms
- No Onward Chain
- EPC Grade - B

Offers In The Region Of £230,000

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# Wharfedale, Filey

## DESCRIPTION

Offered to the market is this two bedroom detached bungalow which is situated in a sought-after neighborhood, offering a sense of community and convenience in the ever popular area of Wharfedale. Located in the town of Filey, with lots of amenities and an award winning beach, this property is suitable for a wide range of buyers.

The property features a well-maintained front garden with shrubs and borders plus a double driveway which provides ample parking space for multiple vehicles, making it convenient for homeowners and guests. A single-car garage is attached to the side of the bungalow, providing additional storage space or parking for a car.

Upon entering the property, through the hallway, you step into a welcoming and spacious dining lounge. The open floor plan makes it an ideal space for family gatherings and entertaining guests.

The fitted kitchen comes equipped with wall and base units; offering ample counter space and storage, making meal preparation a breeze. The bungalow has two well-proportioned bedrooms, both of which include fitted wardrobes.

The contemporary bathroom features modern fixtures adding a touch of luxury to the living space.

The property boasts wrap-around gardens, creating a beautiful outdoor space for relaxation and outdoor activities.

This home also offers double glazing throughout, gas central heating and 16 solar panels that are owned and currently provide approximately £1,200 income per annum. The property is freehold and we are not aware of any restrictions.

Call our friendly team now to arrange your viewing!



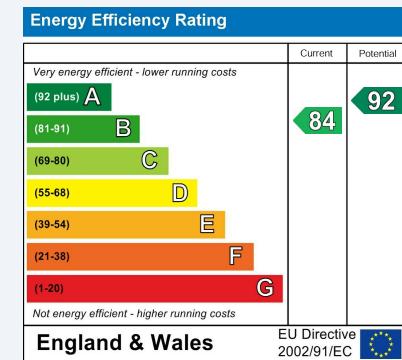




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## ENERGY PERFORMANCE CERTIFICATE

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.



Approximate total area<sup>(1)</sup>

767.14 ft<sup>2</sup>  
71.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

## 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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