



**Flask Bungalow, Whitby, YO22 4QH**  
**£550,000**

**HUNTERS®**  
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EXCLUSIVE





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# Flask Bungalow, Whitby, YO22 4QH

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Hunters Exclusive are thrilled to bring to the market this CHARMING DETACHED BUNGALOW located on a sizeable plot of HALF an ACRE in the HIGHLY SOUGHT AFTER AREA OF FLYINGDALES offering FOUR BEDROOMS, TWO BATHROOMS and TWO RECEPTION ROOMS. Benefitting from the MOST spectacular OPEN FIELD, FOREST and SEA VIEWS from almost EVERY WINDOW IN THE PROPERTY, LARGE FRONT and REAR GARDENS, DOUBLE GARAGE and OFF STREET PARKING creating the ideal property for A RANGE OF BUYERS including COUPLES, FAMILIES and INVESTORS.

This fantastic property provides oil central heating and comprises of: entrance hallway leading to the spacious lounge with log burner, modern fitted kitchen with access to the garage and laundry room, two generous sized bedrooms, dining room and downstairs WC. To the first floor you are presented with two further bedrooms and family bathroom. To the outside of the property you are welcomed by mainly laid to lawn large gardens with plant and shrub borders and patio area.

Fylingdales, is a civil parish in North Yorkshire, England situated south of Whitby, within the North York Moors National Park. It contains the villages of Robin Hood's Bay and Fylingthorpe and Fyling Hall School. Whitby's attraction as a tourist destination is enhanced by the nearby high ground of the North York Moors national park and the heritage coastline and by association with the horror novel Dracula. The abbey ruin at the top of the East Cliff is the town's oldest and most prominent landmark. Other significant features include the swing bridge, which crosses the River Esk and the harbour.

This picturesque home is not one to miss, call the office now to arrange a viewing!





**Entrance Porch**  
UPVC double glazed front door and UPVC double glazed windows to the front and side aspects.

**Entrance Hallway**  
Front door, storage cupboard, radiator, thermostat, stairs to first floor landing and power points.

**Lounge**  
Two UPVC double glazed windows to the side aspect, UPVC double glazed door and window to the rear aspect, field and forest views, coving, two radiators, gas feature fireplace, TV point and telephone point.

**Kitchen**  
UPVC double glazed window to the front aspect, field and sea views, spotlights, laminate laid wood style flooring, radiator, range of wall and base units with roll top surfaces, tiled splash back, breakfast bar, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, integrated electric double oven, gas hob, extractor hood and power points.

**Dining Room**  
UPVC double glazed window to the side aspect, field views, radiator and power points.

**Bedroom 1**  
UPVC double glazed window to the front aspect, field views, fitted wardrobes, radiator and power points.

**Bedroom 2**  
UPVC double glazed window to the rear aspect, field and forest views, radiator, and power points.

**Downstairs WC**  
UPVC double glazed opaque window to the side aspect, wooden flooring, heated towel rail, low flush WC and wash hand basin with pedestal.

**Downstairs Shower Room**  
UPVC double glazed opaque window to the rear aspect, heated towel rail, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, fully tiled wall, shaver point and extractor fan.



**Laundry Room**  
UPVC double glazed window to the rear aspect, space for washing machine, space for tumble dryer and power points.

**First Floor Landing**  
UPVC double glazed window to the front aspect with field views, airing cupboard housing the water tank, loft access and power points.

**Bedroom 3**  
UPVC double glazed window to the side aspect with field views, fitted wardrobes, radiator, TV point and power points.

**Bedroom 4**  
UPVC double glazed window to the side aspect with field and sea views, fitted wardrobes, radiator and power points.

**Bathroom**  
UPVC double glazed opaque window to the rear aspect, radiator, tiled floor, fully tiled walls, extractor fan, four piece bathroom suite comprising of: fully tiled shower cubicle with power shower, panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

**Front Garden**  
Mainly laid to lawn garden with plant and shrub boarders, patio area and outside lights.

**Rear Garden**  
Mainly laid to lawn garden with three patio areas and two side entrances.

**Double Garage**  
Up and over door, power and lighting

**Material Information Scarborough**  
Tenure Type; Freehold  
Council Tax Banding; D





















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>34</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**DISCLAIMER**

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.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
2350.91 ft<sup>2</sup>  
218.41 m<sup>2</sup>

Reduced headroom  
4.96 ft<sup>2</sup>  
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01723 336760 | Website: [www.hunters.com](http://www.hunters.com)