



Grovehill Road, Filey, YO14 9NL

Two Bedrooms | Detached | Bungalow | Spacious
South Facing Rear Garden | EPC - E

Offers Over: £330,000

HUNTERS®
HERE TO GET *you* THERE

Grovehill Road, Filey, YO14 9NL

This stunning two bed detached Bungalow is located in the popular Country Park estate of Filey. With lots of amenities and an award winning beach, this property is suitable for a wide range of buyers. The property has recently under gone renovation from a three bed to a two bedroom to create a lounge / diner, but a third bedroom could easily be put back in place. The spacious property briefly comprises; entrance porch, lounge/diner, kitchen, shower room and two bedrooms with a south facing rear garden, and a driveway to the side. The property is fitted with oak doors, and has been done to a very high standard. This property won't be around for long so arrange your accompanied viewing today!

ENTRANCE HALL

UPVC front door to the front aspect, storage cupboard, radiator and power points.

LOUNGE / DINER

3.58m (11' 9") x 8.13m (26' 8")

UPVC double glazed bay window to the front aspect and side aspect, two radiators, power points, TV point and telephone point.



KITCHEN

4.37m (14' 4") x 2.74m (9' 0")

UPVC double glazed window to the front and side aspects, laminated wood style flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, integrated washing machine and dryer, integrated dishwasher, integrated microwave, sink and drainer unit, integrated fridge / freezer, electric oven, electric hob,, extractor hood, extractor fan, power points and TV point.



DINER



BEDROOM ONE

3.86m (12' 8") x 3.58m (11' 9")

UPVC double glazed sliding doors to the rear aspect, radiator, TV point and power points.



BEDROOM TWO

2.74m (9' 0") x 3.76m (12' 4")

UPVC double glazed sliding doors to the rear aspect, radiator, TV point and power points.



SHOWER ROOM

1.65m (5' 5") x 2.34m (7' 8")

UPVC double glazed window to the side aspect, tiled flooring, heated towel rail, three piece bathroom suite comprising of double walk in shower cubicle with jet shower, low flush wc, wash hand basin with vanity unit, fully tiled walls and extractor fan.

**GARDEN**

South facing rear garden, mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights and rear entrance.

**GARAGE / PARKING**

Electric door, power and lighting and space for three plus cars on the drive.

OFFICE NOTES

Environmental impact of this property

This property produces 6.0 tonnes of CO2

OPENING HOURS

Monday: 9am - 5:30pm

Tuesday: 9am - 5:30pm

Wednesday: 9am - 5:30pm

Thursday: 9am - 5:30pm

Friday: 9am - 5:30pm

Saturday: 9am - 4pm

Sunday: Closed

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	78 C
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 7A Murray Street, Filey, North Yorkshire, YO14 9DA | 01723 338958
filey@hunters.com | www.hunters.com

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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.

