



## Sycamore Avenue, Filey

- Semi-Detached Bungalow
- No Onward Chain
- EPC: C
- Two Bedrooms
- Garage & Driveway
- Council Tax Band: B
- Corner Plot
- Front & Side Gardens

**Offers Over £190,000**



# Sycamore Avenue, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom semi detached bungalow. The property is situated on a corner plot in the sought after Country Park estate, located close to the beach and the town's various local amenities.

The property comprises of a kitchen which provides storage with wall and base units and an integrated oven, hob, and a stainless steel sink and drainer. The generous sized lounge has a large front window which allows natural light to beam in. There are two bedrooms, with the main one having the added benefit of fitted wardrobes.

This home is UPVC double glazed throughout with gas central heating. We have been advised by the owners that the solar panels are leased, but they do not currently pay any monthly or annually amounts for the lease.

To the front of the property is a garden mostly laid to lawn with a driveway and brick built garage. To the rear of the property is a private enclosed garden.

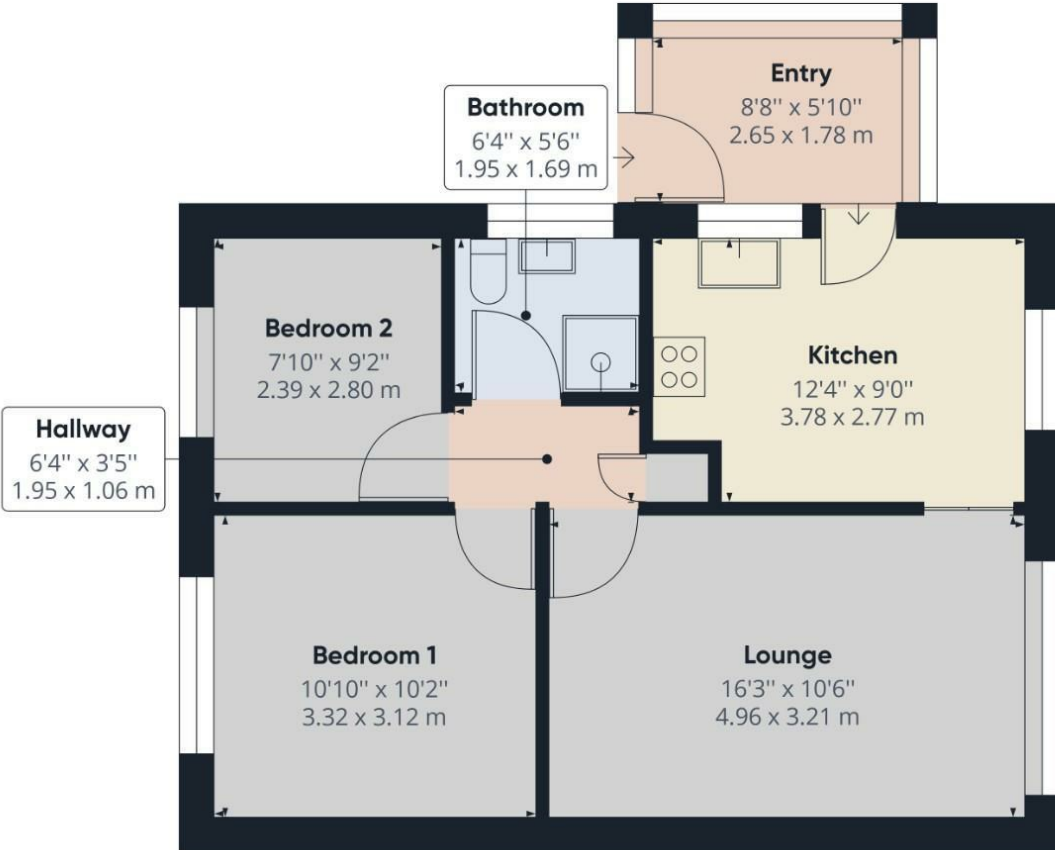
We understand this property is freehold and are not aware of any restrictions.

Call now to arrange your viewing!









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

599.02 ft<sup>2</sup>  
55.65 m<sup>2</sup>

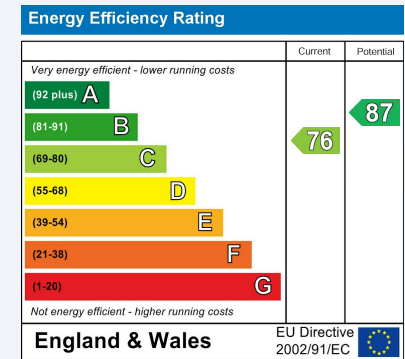
(1) Excluding balconies and terraces

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

GIRAFFE 360

## 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.



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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