



## Barden Place, Filey

- Semi Detached Bungalow
- Two Bedrooms
- Garden
- Driveway
- Garage
- Wharfdale Estate
- Modern Interior
- EPC: D

**Asking Price £259,000**



# Barden Place, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom semi detached bungalow located on a quiet cul-de-sac in the sought after location on the Wharfdale estate. The property is conveniently situated close to local amenities which includes supermarkets, chemist, bus and railway station, coffee shops and only a short walk away from Filey beach.

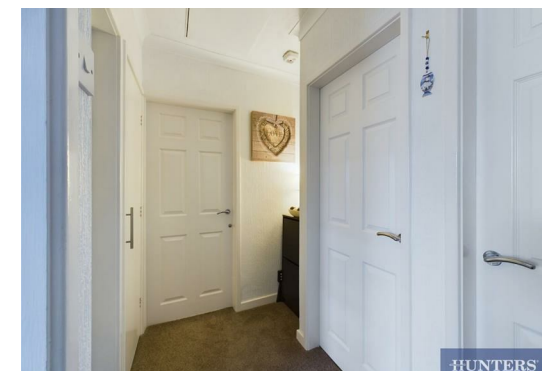
The property comprises of a spacious living area offering dual aspect windows and an electric fireplace. The kitchen offers modern wall and base units with an integrated oven, hob and dishwasher with the added bonus of a breakfast bar. There are two double bedrooms with the second bedroom benefitting from a patio doors into the rear garden. There is also a shower room and a separate cloakroom with WC, wash hand basin and plumbing for a washing machine.

The property has gas central heating with UPVC double glazing, security alarm and 3/4 boarded loft with loft ladder.

To the front of the property is a graveled area and a concrete driveway leading up to the garage which features an LED light and multiple sockets. To the rear is an easily maintained garden with Indian stone paving and artificial lawned area. The property also benefits from a summerhouse including electrics and lighting, alongside a garden shed.

The property is freehold and we are not aware of any restrictions.

Call the office today to arrange your viewing!





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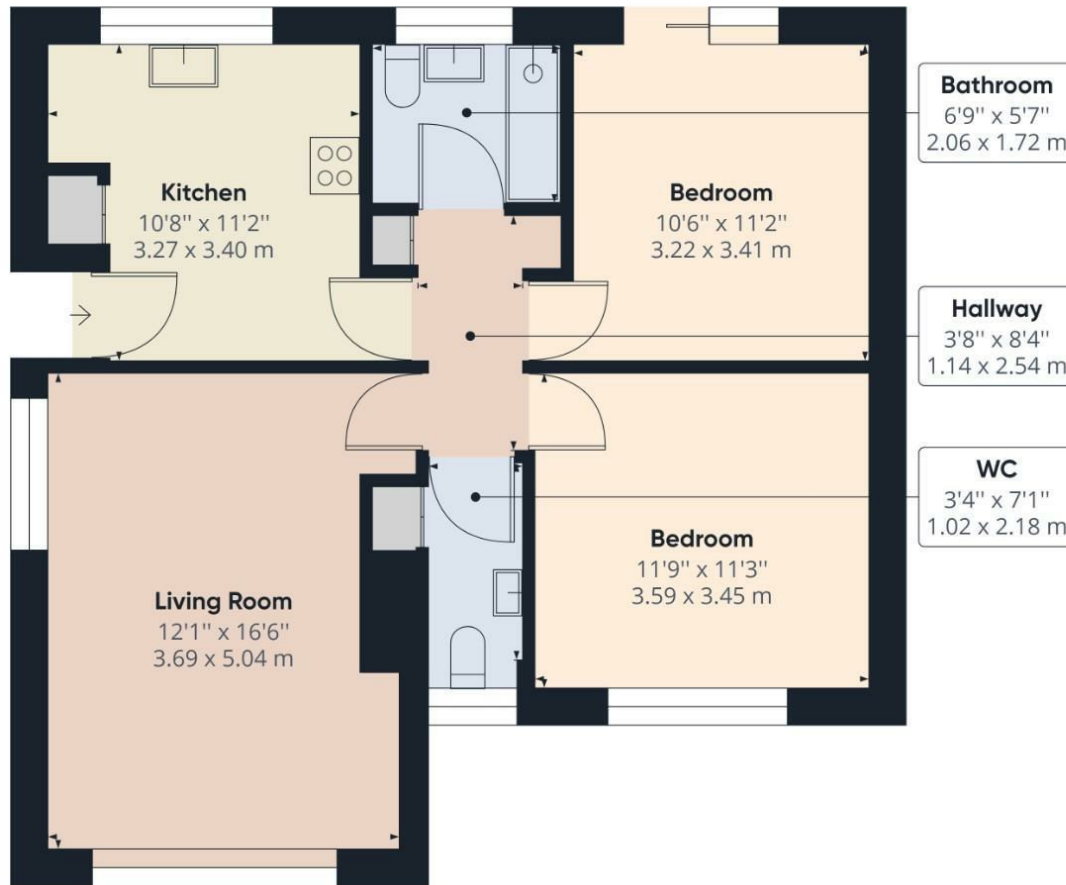
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**Bathroom**  
6'9" x 5'7"  
2.06 x 1.72 m

**Hallway**  
3'8" x 8'4"  
1.14 x 2.54 m

**WC**  
3'4" x 7'1"  
1.02 x 2.18 m

**Approximate total area<sup>(1)</sup>**  
680.89 ft<sup>2</sup>  
63.26 m<sup>2</sup>

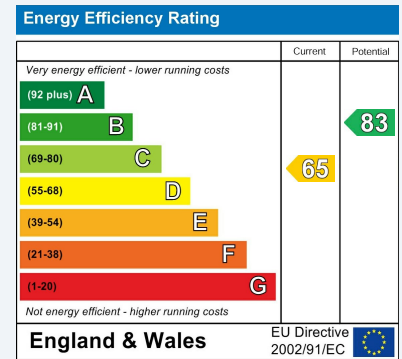
(1) Excluding balconies and terraces

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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