



Wooldale Drive, Filey

- Semi Detached Bungalow
- Gardens
- Desirable Location

- Two Bedrooms
- Garage & Driveway
- EPC: D

Offers Over £215,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Wooldale Drive, Filey

DESCRIPTION

Hunters are pleased to offer this two bedroom semi detached bungalow located on the desirable Country Park Estate within the lovely coastal town of Filey. The property is situated only a short distance away from the various amenities including restaurants, public houses, bus, railway station and shops.

The property comprises of a generous sized lounge, kitchen which incorporates wall and base units with an integrated oven and hob with space for a washing machine and fridge freezer. There are two double bedrooms with the second bedroom benefitting from patio doors leading out to the rear garden. There is also a three piece bathroom suite which has just been recently modernised.

The property has gas central heating and is UPVC double glazed throughout.

To the front of the property is an easily maintained garden with shrubs and borders plus a driveway leading to the garage. To the rear is a garden mainly laid to lawn with patio area.

Call the office now to arrange a viewing!



Council Tax: B



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				Very environmentally friendly - lower CO ₂ emissions
(81-91) B				(92 plus) A
(69-80) C				(81-91) B
(55-68) D				(69-80) C
(39-54) E				(55-68) D
(21-38) F				(39-54) E
(1-20) G				(21-38) F
Not energy efficient - higher running costs				(1-20) G
				Not environmentally friendly - higher CO ₂ emissions
				(92 plus) A
				(81-91) B
				(69-80) C
				(55-68) D
				(39-54) E
				(21-38) F
				(1-20) G
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

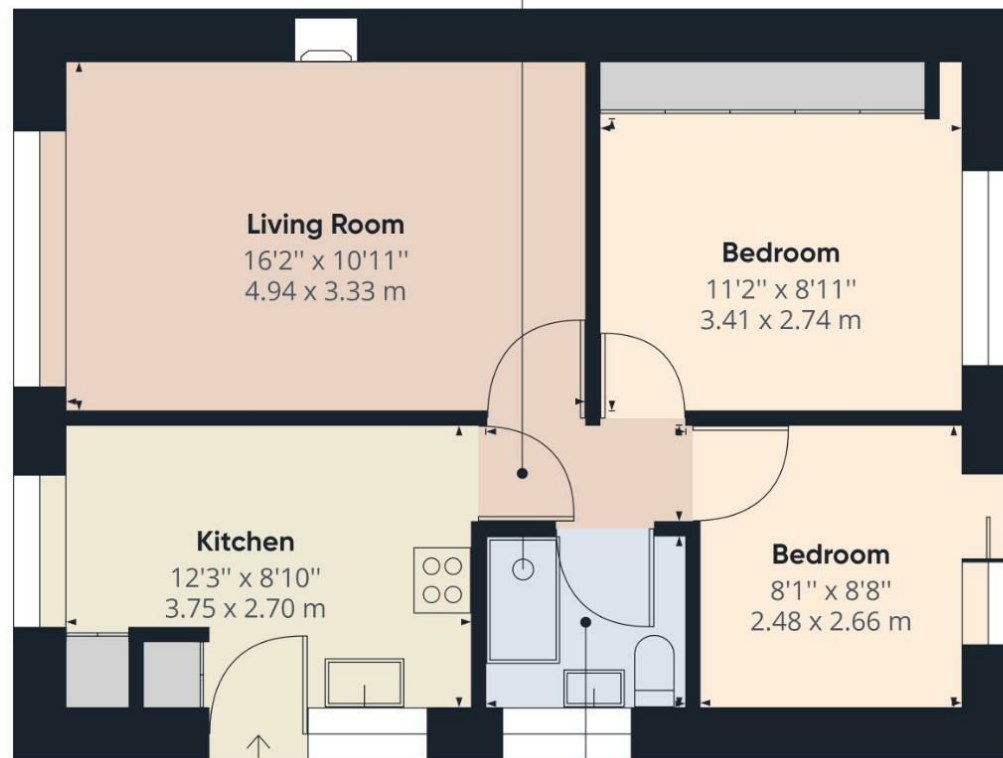
Approximate total area⁽¹⁾
545.73 ft²
50.70 m²

(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

Entry
6'0" x 3'1"
1.84 x 0.95 m



Bathroom
6'5" x 5'5"
1.96 x 1.66 m

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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

