



## Wharncliffe Place, Filey

- Detached Bungalow
- Sunroom
- Gardens
- No Onward Chain

- Two Bedrooms
- Garage & Driveway
- EPC: D

**Offers Over £290,000**

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# Wharncliffe Place, Filey

## DESCRIPTION

Offered to the market is this two bedroom detached bungalow situated on a quiet cul-de-sac on the Wharfedale area. The property is located only a short drive away from the town centre providing easy access to the town's amenities, including shops, restaurants, and the stunning coastline.

The property comprises of a spacious lounge offering a feature fireplace, kitchen incorporating wall and base units with space for an oven and dishwasher, integrated fridge, plantation shutters, built in cupboards and a larder cupboard. There are two bedrooms both benefiting from built in wardrobes and a 5 piece family bathroom suite plus a separate shower room with plantation shutters.

The property has UPVC double glazing and gas central heating.

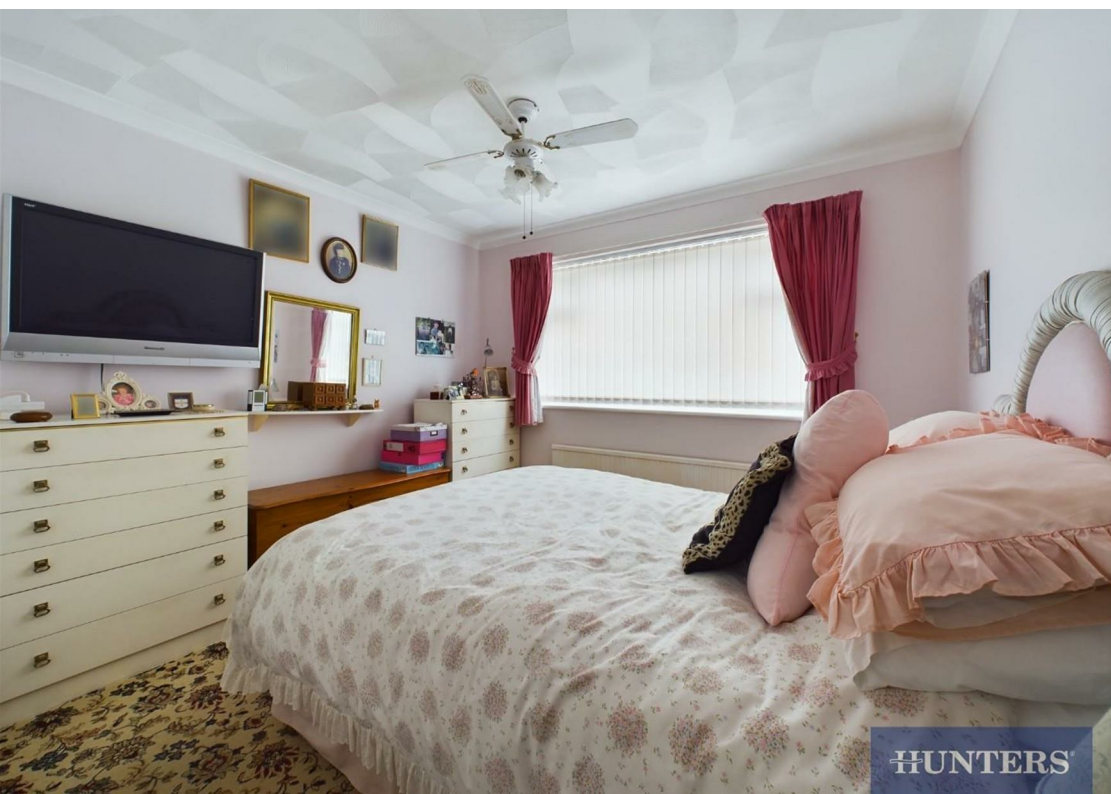
To the front of the property is a garden mostly laid to lawn with a driveway to the side leading to the large garage. To the rear is a garden mostly laid to lawn with a patio area.

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

Call the office today to arrange your viewing!









Ground Floor



Floor 1

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

1826.46 ft<sup>2</sup>  
169.68 m<sup>2</sup>

Reduced headroom

106.06 ft<sup>2</sup>  
9.85 m<sup>2</sup>

(1) Excluding balconies and terraces

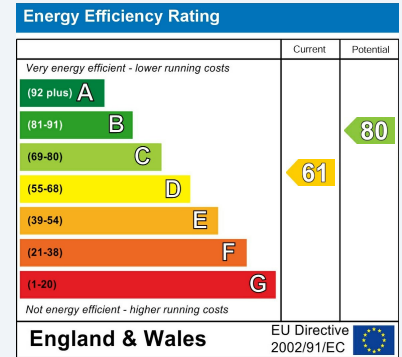
Reduced headroom (below 1.5m/4.92ft)

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

## 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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