

## Chantry Gardens, Filey

- Semi Detached Bungalow
- Low Maintenance Rear Garden
- EPC: B
- House Manager
- Two Bedrooms
- Driveway
- Over 55's Complex
- Gated Community

**Offers In Excess Of £275,000**



# Chantry Gardens, Filey

## DESCRIPTION

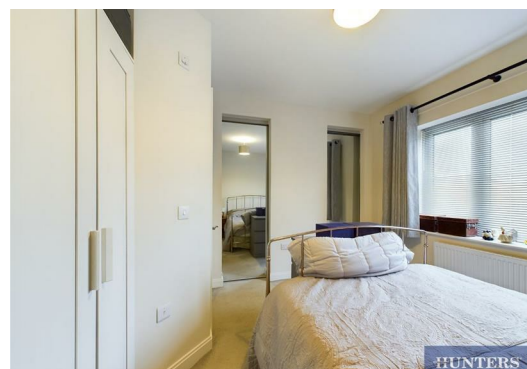
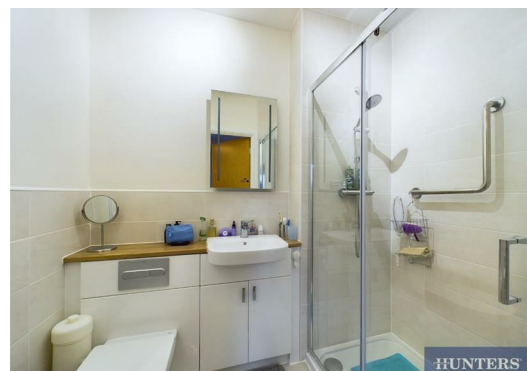
Hunters are delighted to bring to the market this well presented bungalow located in a highly sought after over 55's retirement complex in the heart of Filey. Offering two bedrooms, low maintenance rear garden and driveway providing off street parking. Benefiting from a gated entrance, on site house manager and communal gardens this home is not one to miss.

This fantastic property briefly comprises: entrance hall with ample storage, open plan lounge/kitchen benefiting from patio doors leading out to the rear, three piece suite bathroom and two bedrooms with the master bedroom comprising an ensuite. To the outside you are welcomed with a low maintenance rear garden and driveway to the front.

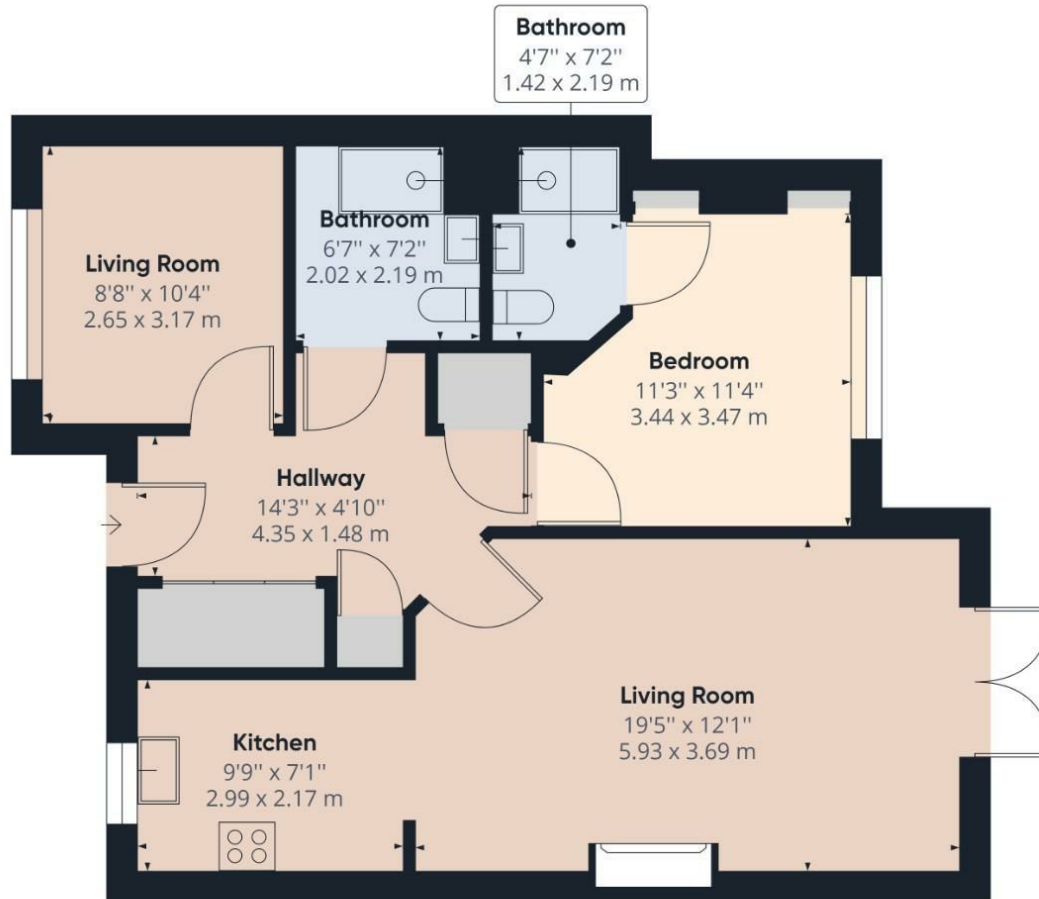
The living accommodation is situated a short distance away from the various amenities including restaurants, public houses, bus, railway station, shops and Filey's famous beach.

The bungalow is freehold and forms part of a gated development in an over 55s complex. A maintenance charge of approx £1,614 is paid annually to McCarthy Stone.

Call now to arrange a viewing!







Approximate total area<sup>(1)</sup>  
724.64 ft<sup>2</sup>  
67.32 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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