



Sands Lane, Filey

- Semi Detached Bungalow
- Large Gardens
- EPC: D
- Two Bedrooms
- No Onward Chain
- Garage and Driveway
- Modernisation Required

Guide Price £160,000

Tenure: Freehold

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Sands Lane, Filey

DESCRIPTION

Offered to the market is this two bedroom semi detached bungalow located in a sought after village location with quick access to beaches only a 5 minute car journey away, local amenities, doctors surgery and an array of eateries and pubs.

The property is in need of modernisation and comprises of a spacious kitchen, lounge, two bedrooms, bathroom and sun room.

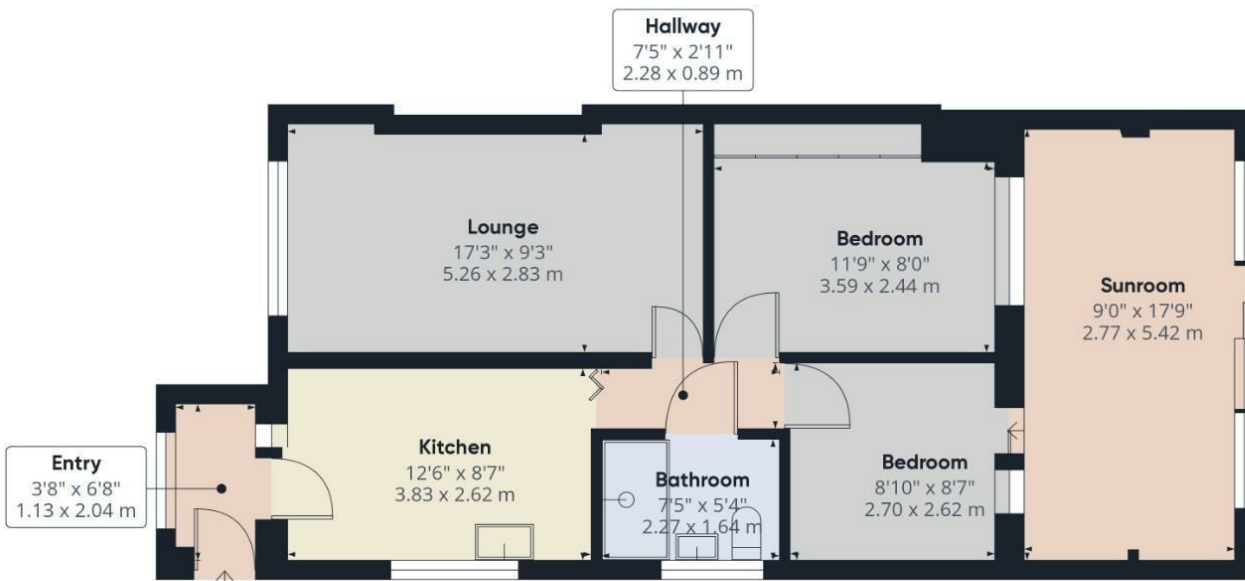
Externally the property offers a driveway providing parking for multiple vehicles which leads to the garage and extensive gardens both to the front and the rear. The property EPC rating is a D, with a potential to be a B.

Call the office now to arrange your viewing.



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.



Approximate total area^m
716.96 ft²
66.61 m²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		67	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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