



## Pinewood Avenue, Filey, YO14 9NS

- Detached Bungalow
- Conservatory
- Gardens
- Three Bedrooms
- Contemporary Kitchen
- EPC Grade - D
- Open Views
- Garage, Car Port and Driveway

**Guide Price £335,000**



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## DESCRIPTION

This three bedroom detached bungalow is nestled in a picturesque location, boasting serene surroundings and open views at the rear. As you approach the property, you are greeted by a neatly manicured front garden, with a pathway leading to the entrance door.

Upon entering, you step into a welcoming hallway which provides access to all the rooms. The living room features an electric fire and offers a comfortable area for relaxation and entertainment, with ample space for seating arrangements.

The contemporary kitchen comprises wall and base units with integrated fridge freezer, dishwasher, electric oven, microwave and gas hob plus space for a washing machine. The kitchen is designed to cater to the needs of any home chef, with a convenient layout that makes meal preparation a breeze. There is also a dining area within the kitchen, perfect for enjoying family meals or casual dining with friends.

The bungalow boasts three well appointed bedrooms, with two offering fitted wardrobes and each offering a peaceful retreat for rest and relaxation, plus a three piece suite bathroom and separate shower room.

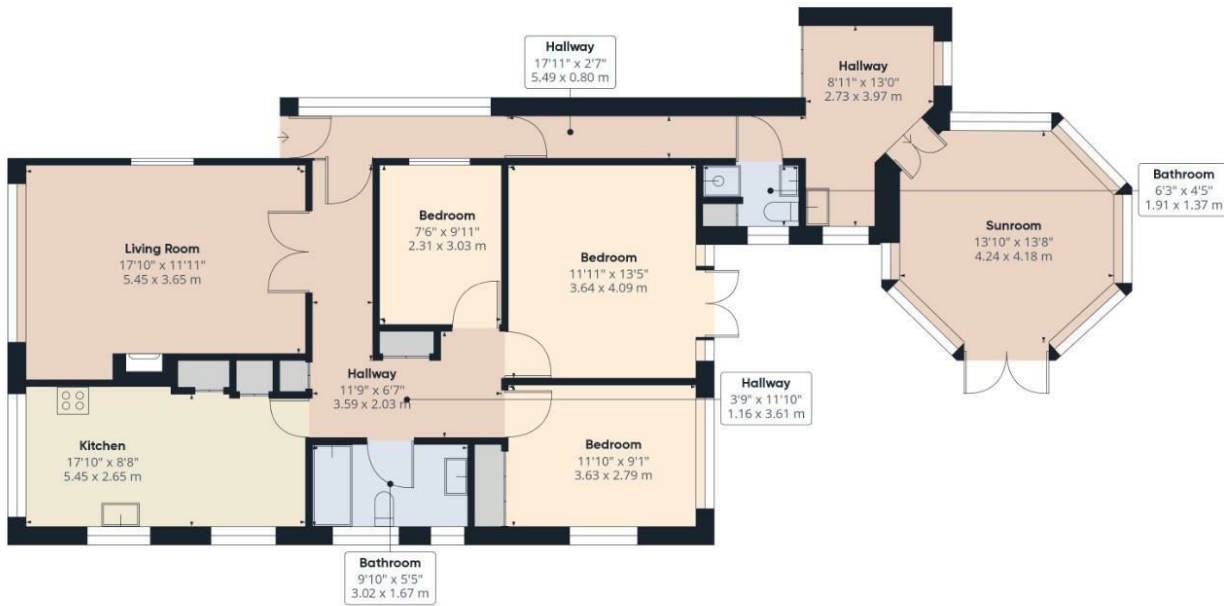
One of the highlights of the property is the conservatory, located at the rear of the bungalow. The conservatory is a versatile space that can be used as a second living area, home office, or sunroom, offering views of the surrounding gardens and countryside beyond. It provides the perfect spot to unwind and enjoy the beauty of the outdoors from the comfort of your own home.

Adjacent to the conservatory is a handy kitchenette.

Externally, the property benefits from a garage providing secure parking and additional storage space, with the added bonus of a car port attached. The rear garden is easily maintained and offers the ideal setting for al fresco dining or simply soaking up the sunshine while admiring the open field views. We believe the property to be freehold and are not aware of any restrictions.







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

1341.44 ft<sup>2</sup>  
124.62 m<sup>2</sup>

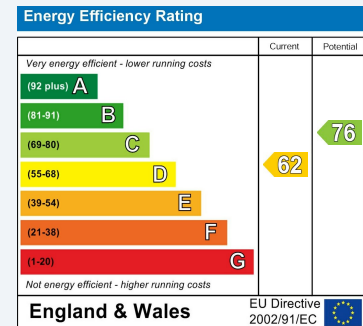
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.

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### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.