



## High Croft, Hunmanby, Filey, YO14 0JZ

- Detached Bungalow
- Three Bedrooms
- Corner Plot
- Garage and Driveway
- Wrap around Gardens
- No Onward Chain
- EPC Grade D

**Guide Price £279,950**

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# High Croft, Hunmanby, Filey, YO14 0JZ - Guide Price £279,950

## DESCRIPTION

Nestled within the heart of a highly sought after area, this charming three bedroom detached bungalow epitomizes comfort, convenience, and style. Set upon a generous corner plot, its picturesque setting offers both tranquility and accessibility.

As you approach, you are greeted with lush greenery and neatly manicured gardens. A driveway leads seamlessly to the rear of the property to a garage that provides ample parking and storage space, ensuring convenience for residents and guests alike.

Stepping inside, you are greeted by a warm and inviting ambiance that permeates throughout the home. The focal point of the residence is the expansive living/dining room, where natural light floods through large windows, illuminating the space and creating an airy atmosphere. This versatile area effortlessly accommodates both relaxation and entertainment, offering plenty of room for furnishings and gatherings with loved ones.

The adjoining kitchen boasts wall and base units with electric oven and hob and space for washing machine and fridge freezer.

The property comprises three bedrooms, each offering a serene retreat for rest and relaxation plus a three piece bathroom suite.

Externally, the enchanting outdoor space further enhances the allure of the property. The expansive garden wraps around the bungalow, offering plenty of opportunities for outdoor recreation, gardening, or simply basking in the beauty of nature. Whether enjoying a morning coffee on the patio or hosting summer barbecues with friends, this private oasis promises endless moments of enjoyment and relaxation.

We have been advised by the vendor that this property is of non standard construction.

Don't miss your chance to embrace a lifestyle of comfort, convenience, and serenity in this truly remarkable property.





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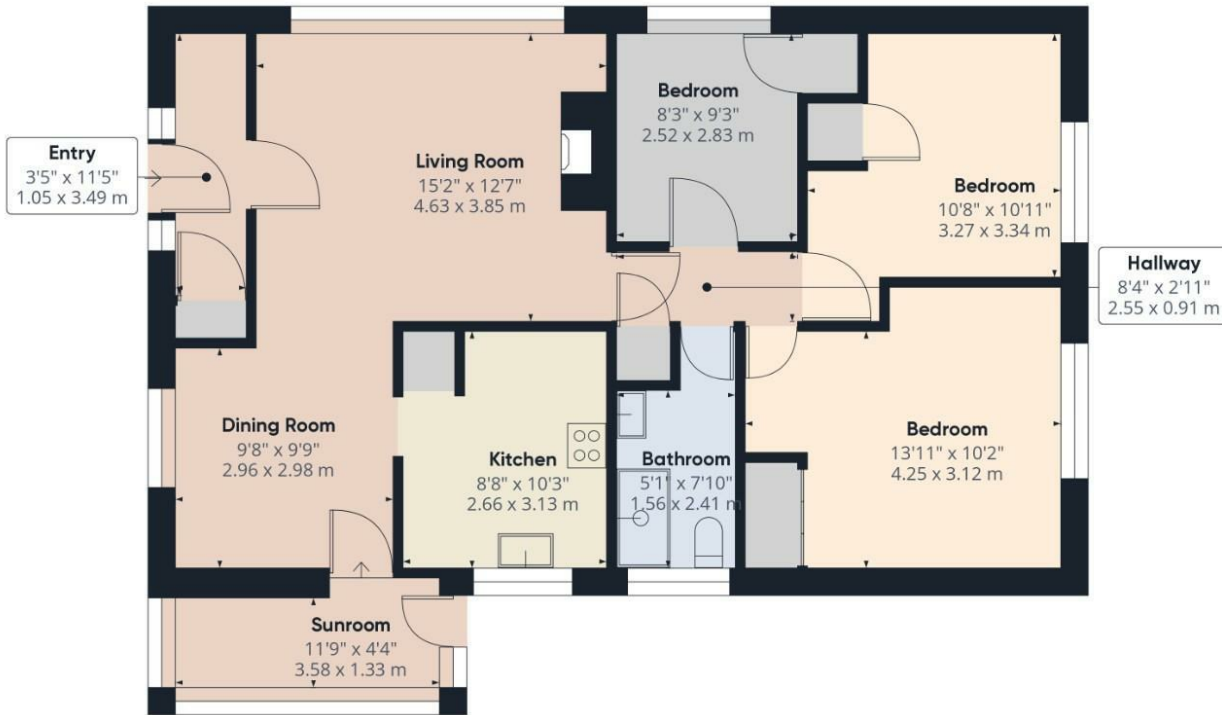
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Approximate total area<sup>(1)</sup>  
 931.44 ft<sup>2</sup>  
 86.53 m<sup>2</sup>

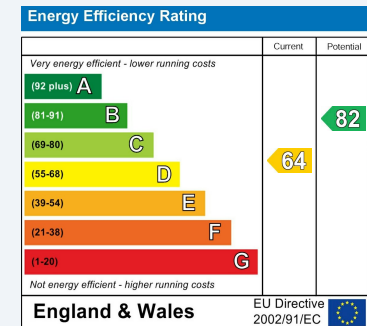
(1) Excluding balconies and terraces

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.

**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.

### 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.