



Lodge Gardens, Gristhorpe, Filey, YO14 9PW

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Garage and Driveway
- Immaculately Presented
- Two Bathrooms
- EPC Grade D

Offers Over £260,000



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DESCRIPTION

This immaculate three bedroom semi detached bungalow sits elegantly on a generous plot nestled within the popular village of Gristhorpe, offering a blend of rural charm and modern comfort. As you approach the property, a well manicured front garden welcomes you, providing a serene ambiance and enhancing its curb appeal.

Internally the property offers a living room with electric effect log burner, a separate dining room which provides a comfortable space for family meals and a generously sized kitchen with modern wall and base units incorporating integrated electric hob and oven, fridge freezer, dishwasher and space for washing machine.

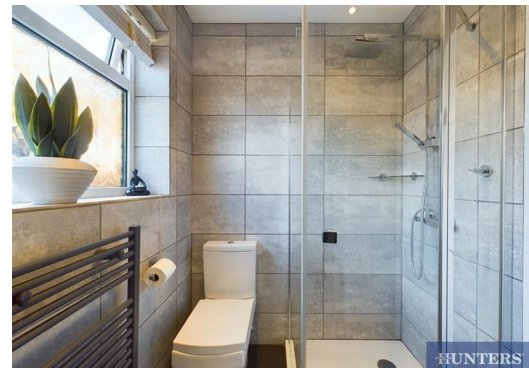
Also located on the ground floor is a bedroom and convenient shower room, elegantly appointed with contemporary fixtures and fittings, providing practicality and convenience for residents and guests alike.

To the first floor, you'll find two bedrooms, each offering tranquil retreats for rest and relaxation. Completing the accommodation on the first floor is a modern family bathroom, comprising of bath, low level WC and sink.

Externally, the property benefits from a rear garden, offering plenty of space for outdoor activities and enjoying the surrounding natural beauty. A detached garage provides secure parking and additional storage space, catering to the practical needs of modern living.

We believe the property to be freehold and are not aware of any restrictions.

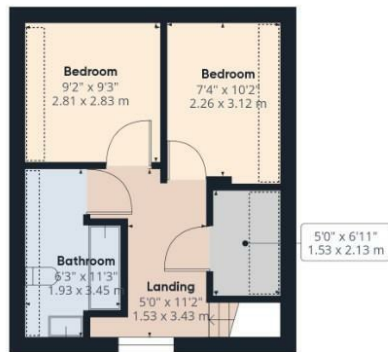
In summary, this three bedroom semi detached bungalow offers a perfect blend of contemporary living and village charm, with its generous plot, well appointed interiors, and convenient amenities making it an ideal family home.







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾

981.64 ft²
91.2 m²

Reduced headroom

50.34 ft²
4.68 m²

(1) Excluding balconies and terraces

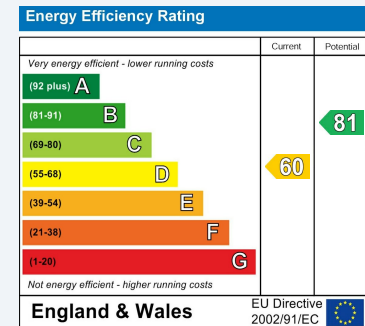
Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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, 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.



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