



Washburn Close, Filey, YO14 0DL

- Semi Detached Bungalow
- Two Bedrooms
- Sun Room
- Garage & Off Road Parking
- Low Maintenance Gardens
- EPC Grade - D

Guide Price £220,000



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DESCRIPTION

Welcome to Washburn Close in Filey - a charming bungalow that offers a delightful living experience in a serene location on the popular "Wharfedale" estate. This semi-detached property boasts two cosy bedrooms, perfect for a small family or those seeking a peaceful retreat. This property is within close proximity of the popular beauty site of "Filey Dams Nature Reserve", and has plenty of walks nearby, from a coastal stroll along the beach or a countryside walk. Filey also offers ample amenities from shops, doctors and dentists to cafes, restaurants and public houses.

As you step inside, you'll be greeted by a spacious living room with log burner, creating an ideal space for entertaining guests or simply relaxing after a long day. There is also light and airy kitchen, mainly made of wall and base units, with an electric oven, gas hob, space for a fridge/freezer and an archway opening into a convenient dining area. The property also features a well-appointed shower room with shower cubicle, low level WC and sink with pedestal, ensuring convenience and comfort for its residents.

Located in the picturesque area of Filey, this bungalow offers a tranquil escape from the hustle and bustle of city life. With off road parking available for numerous vehicles and a detached garage, you'll never have to worry about finding space for your car.

Externally, the property offers low maintenance front and rear gardens. The rear garden offers bedding area for plants but is mainly patio with a shed for additional storage. The property also benefits from gas central heating and UPVC double glazing.

Whether you're looking for a permanent residence or a holiday home, this property has the potential to fulfill your needs. Don't miss the opportunity to make Washburn Close your new address - a place where comfort and tranquility meet.





HUNTERS



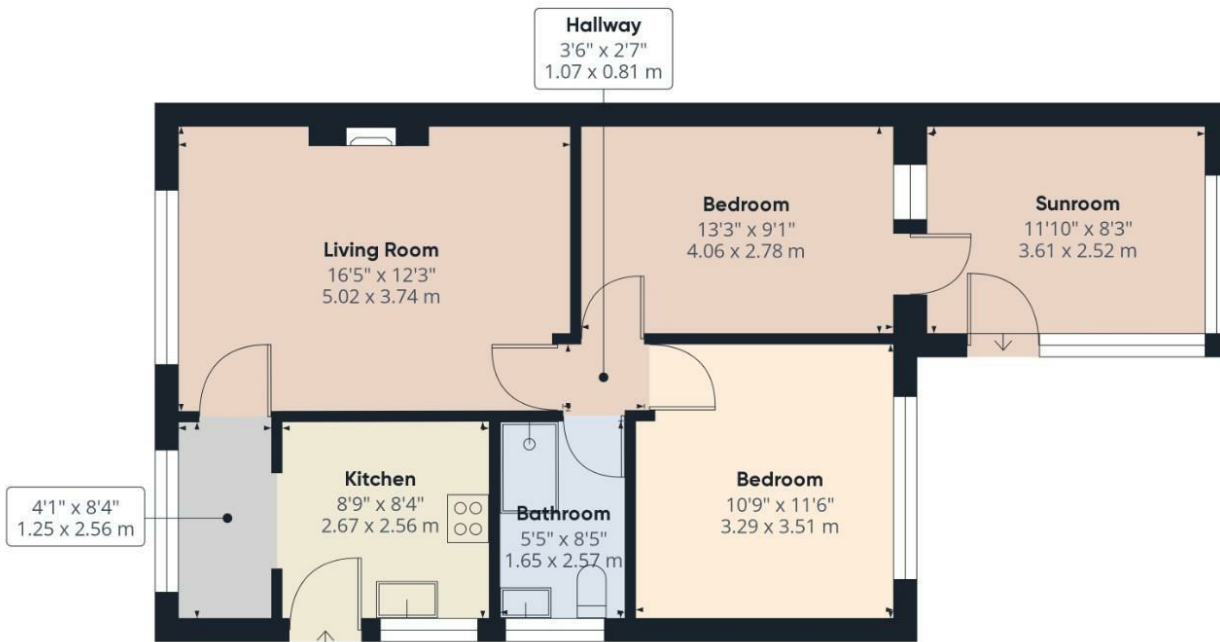
HUNTERS



HUNTERS



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Approximate total area⁽¹⁾
709.45 ft²
65.91 m²

(1) Excluding balconies and terraces

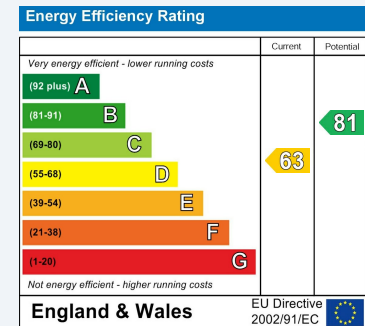
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.