



## Pasture Crescent, Filey, YO14 0BP

- Detached Bungalow
- Shower Room
- Garage & Off Road Parking
- Two Bedrooms
- Conservatory
- EPC -D

**Offers Over £260,000**





# Pasture Crescent, Filey, YO14 0BP

## DESCRIPTION

Hunters are pleased to bring to the market this well-maintained two bedroom detached bungalow, located on Pasture Crescent in Filey. Situated within easy reach of Filey's town centre and coastline, this property combines practicality, comfort, and location, making it an excellent opportunity for those seeking a well-positioned bungalow in a desirable area.

The property features a spacious living room, with dual aspect windows, great for both relaxation and entertaining along with the perfect space for a dining area. The well-equipped kitchen features integrated appliances with plumbing for a washing machine. The kitchen opens directly into a bright conservatory, which offers an additional reception space with pleasant views of the rear garden. The conservatory provides an ideal setting for informal dining or a peaceful sitting area to enjoy the natural light throughout the year. There is a shower room along with two generously proportioned bedrooms, offering comfortable living space and flexibility for guests or use as a home office.

Externally, the bungalow is complemented by attractive front and rear gardens. The rear garden is a private and tranquil space, featuring a patio area ideal for outdoor dining or relaxation. The property also benefits from a private driveway, offering off-street parking, and a detached garage for secure vehicle storage or additional storage needs.

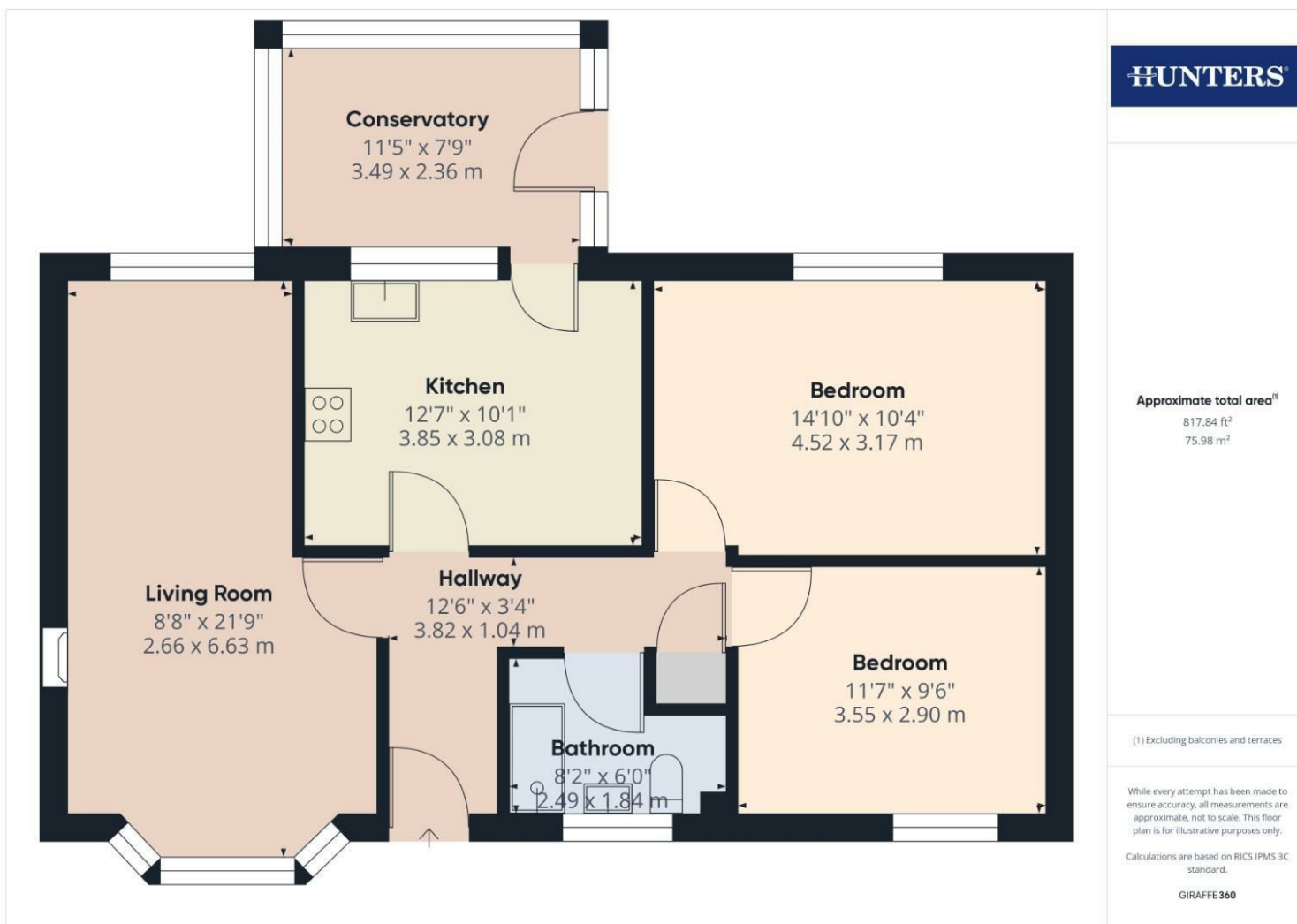
Call the office today to arrange your viewing!











### Viewings

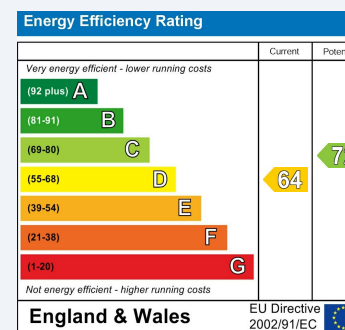
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.