



## Ewden Close, Filey

YO14 0DY

- Detached Bungalow
- No Onward Chain
- Off Street Parking & Garage

- Three Bedrooms
- Corner Plot
- EPC - D



Guide Price £415,000

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EXCLUSIVE

# Ewden Close, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this very well presented three bedroom detached bungalow, set on a corner plot in a peaceful cul-de-sac location just off Wharfedale. This exceptional property offers spacious living, modern comforts, and the perfect blend of privacy and convenience for discerning homeowners.

Upon entering, you are welcomed into a spacious hallway that leads into a beautifully appointed living room, featuring a charming bay window that floods the room with natural light and a gas fired burner, providing a cosy atmosphere for relaxation. There is a modern kitchen which is fitted with a Rangemaster cooker alongside integrated appliances, including a dishwasher, washing machine and fridge freezer, offering both practicality and style. Just off the kitchen accessed via bifold doors is a large sunroom, offering a bright, versatile space, enhanced by Velux windows and double patio doors, allowing seamless access to the private garden.

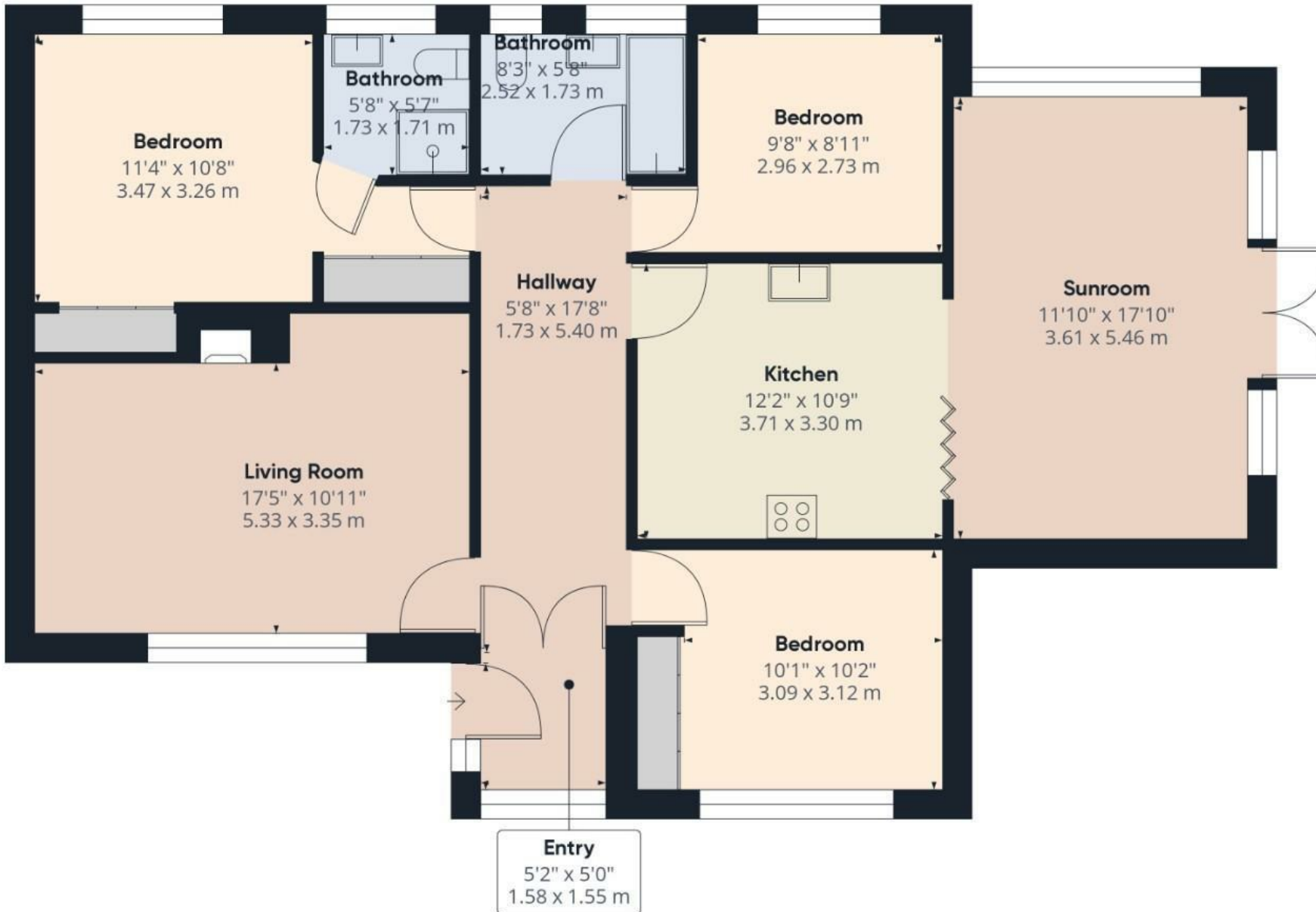
The property offers three well-proportioned double bedrooms. The main bedroom and a generous second bedroom are each equipped with built-in wardrobes, providing ample storage solutions. The main bedroom is complemented by an en-suite bathroom, and there is a further modern family bathroom serving the additional bedrooms.

Externally, the property features a well-maintained garden that enhances the charm of the bungalow's corner plot. A lovely patio area provides the perfect spot for outdoor dining and entertaining, while a charming summer house adds extra space for relaxation or hobbies. The garden, thoughtfully landscaped offers privacy and a peaceful ambiance, ideal for enjoying the outdoors in comfort. The property benefits from a private driveway with ample off-road parking, complemented by a detached garage that offers further storage or vehicle accommodation.

Viewing is highly recommended to appreciate the full scope of its charm and potential.







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

1150.98 ft<sup>2</sup>

106.93 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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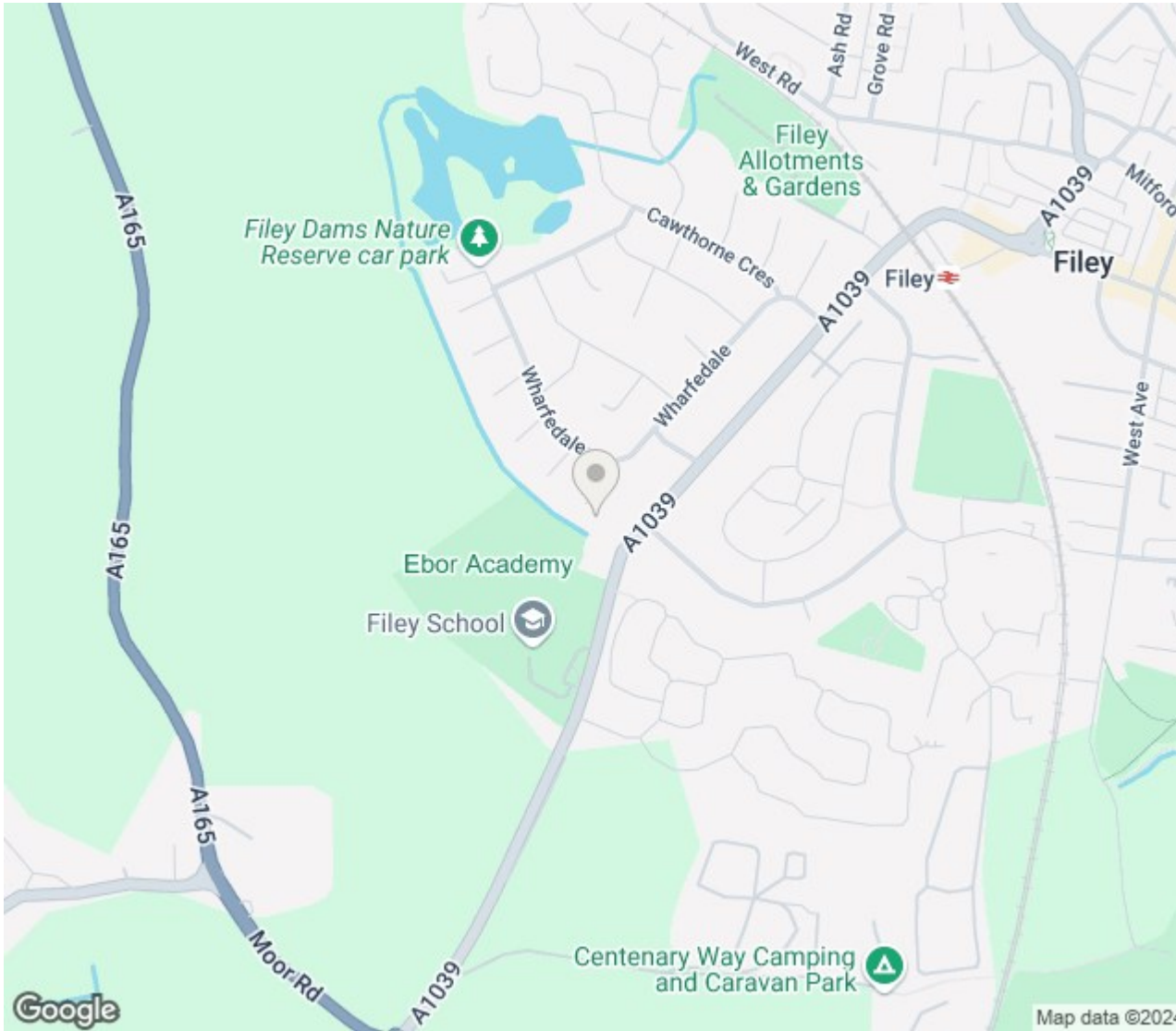


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**





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