

Lodge Gardens, Gristhorpe, Filey, YO14 9PW

- Semi Detached Dormer Bungalow
- Garage & Parking
- Gardens
- Three Bedrooms
- Cul-De-Sac Location
- EPC Grade - D

Guide Price £290,000



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DESCRIPTION

Hunters are pleased to present this well-presented three bedroom semi detached dormer bungalow which sits on quite cul-de-sac in the quaint semi-rural village of Gristhorpe, near Filey. As you approach the property there is a well-maintained front garden and driveway.

On the ground floor this property offers a living room with multi-fuel burner and a generously sized kitchen/diner with modern wall and base units incorporating integrated double electric oven and gas hob, microwave fridge freezer, washing machine and space and plumbing for a dishwasher.

Also located on the ground floor is a double bedroom, second bedroom which can be used as a snug or home office 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 the main bedroom which offers a tranquil retreat for rest and relaxation. Completing the accommodation on the first floor is a modern ensuite shower room.

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 dormer 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.







HUNTERS

Approximate total area⁽¹⁾
1103.73 ft²
102.54 m²

(1) Excluding balconies and terraces

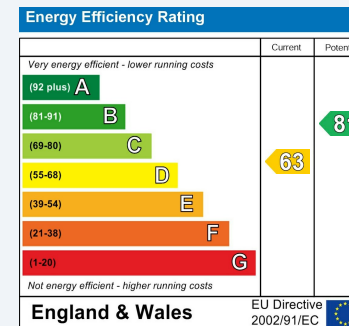
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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, 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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