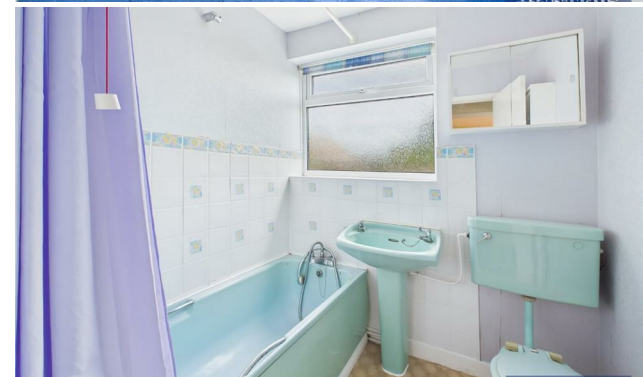




Sycamore Avenue, Filey

- Semi Detached Bungalow
- No Onward Chain
- Garden & Parking

- Two Bedrooms
- In Need of Renovation
- EPC Grade: C

Guide Price £170,000

Tenure: Freehold

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Sycamore Avenue, Filey

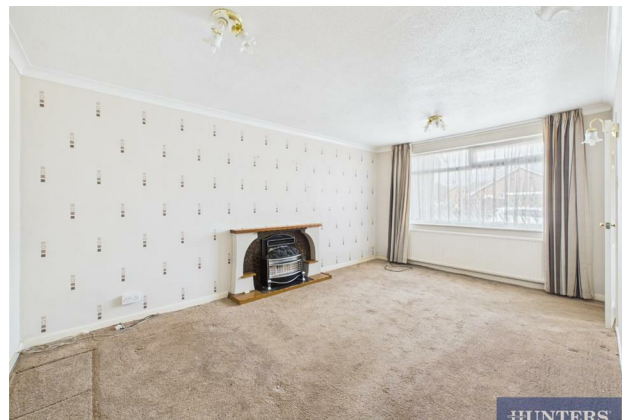
DESCRIPTION

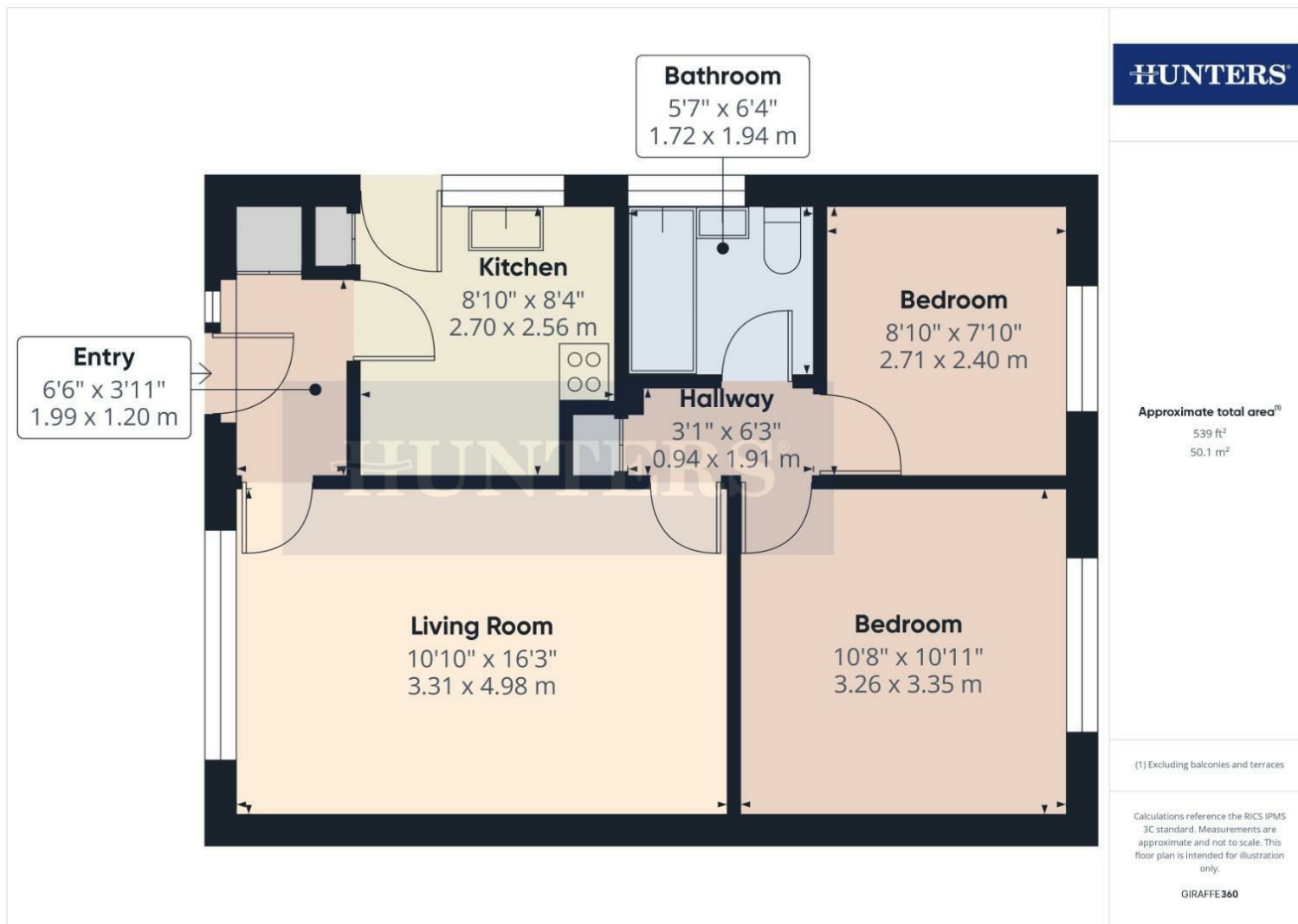
This spacious two-bedroom semi-detached bungalow is positioned on a corner plot within a quiet cul-de-sac on the highly regarded Country Park estate in Filey. The property benefits from gas central heating, UPVC double glazing and is offered to the market with no onward chain, making it an appealing opportunity for a wide range of purchasers, whether you are buying for the first time, looking to downsize, or seeking a home by the coast.

The accommodation includes an entrance hall with useful storage, leading into a kitchen fitted with a range of wall and base units and provision for a washing machine. A well-proportioned living room with a feature gas fire provides a comfortable central space, while two double bedrooms offer good-sized sleeping accommodation. The property also features a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, a driveway to the front of the home provides off-street parking and extends into a larger concrete area which continues around to the rear. The rear garden enjoys a south-facing aspect, offering an excellent space to relax or entertain.

Situated within the sought-after Country Park estate, this bungalow is ideally located for easy access to Filey town centre, its award-winning beach and picturesque coastal and countryside walks. Local amenities are close by, and regular transport links connect Filey to Scarborough and neighbouring towns, ensuring convenience while retaining a peaceful setting.





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Council Tax: B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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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

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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