



## Leyburn Place, Filey, YO14 0DQ

- Semi Detached Bungalow
- Generous Plot
- Garage & Driveway
- Two Reception Rooms
- Two Bedrooms
- Well Presented Accomodation
- Cul-De-Sac Location
- EPC Grade: C

**Asking Price £240,000**





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## DESCRIPTION

Tucked away in a quiet cul-de-sac on the sought-after Wharfedale estate in Filey, this beautifully maintained extended two bedroom semi-detached bungalow offers spacious and versatile living, ideal for a wide range of buyers. Sitting on a generous plot, the property benefits from off-road parking, a garage, and well-kept surroundings that provide both privacy and practicality.

Internally, the home is immaculately presented throughout, with a thoughtful layout designed for comfort and ease of living. The heart of the home features a spacious living room, a well-equipped kitchen, and a modern bathroom. The two double bedrooms are generously sized, while the additional sunroom offers further flexible space perfect for relaxing or entertaining.

The room currently used as a dining room (marked in grey on the floor plan) adds another dimension to the living space, ideal for hosting or even as a home office or hobby room.

Located just a short distance from Filey's town centre and its stunning beachfront, the property is ideally placed for those seeking both convenience and lifestyle. Filey offers a welcoming community atmosphere, regular transport links, and a variety of local amenities including a supermarket, doctors, dentists, cafes, and pubs.

This is a rare opportunity to purchase a home in a well-regarded location with so much to offer both inside and out. Early viewing is highly recommended.











### Viewings

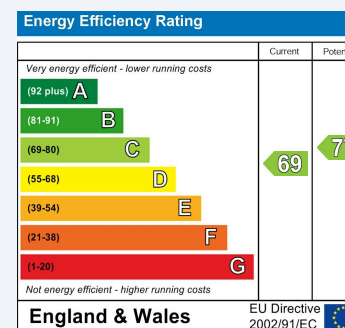
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.