



colin ellis

## Havercroft Road, Filey, YO14 ONE

Nestled at the bottom of a cul de sac this delightful TWO BEDROOM SEMI DETACHED BUNGALOW has a great open aspect, is in great condition throughout and has a CONSERVATORY overlooking the rear garden. The bungalow also benefits from a DRIVEWAY and GARAGE. Located in the village of Hunmanby with LOCAL SHOPS and PUBS and only a short distance from Filey we think earlier viewing is recommended to appreciate this property and its location.

Offers Over £190,000





## ENTRANCE HALL

uPVC double glazed door into entrance hall with coving, ceiling light, loft access and radiator.

## LIVING ROOM

3.58 x 5.06 (11'8" x 16'7")

uPVC double glazed bay window, radiator, coving, two ceiling lights and fire with surround.

## KITCHEN

Range of cupboards and drawers, stainless steel sink, inset ceiling spotlights, uPVC double glazed window, coving, space for fridge freezer, space for cooker and space for washing machine.

## BEDROOM ONE

3.31 x 3.30 (10'10" x 10'9")

Ceiling light, coving, fitted wardrobes, radiator and sliding door into conservatory.

## CONSERVATORY

2.80 x 2.46 (9'2" x 8'0")

Two wall lights, radiator and door into rear garden.

## BEDROOM TWO

2.73 x 2.41 (8'11" x 7'10")

uPVC double glazed window, radiator, coving, ceiling light and fitted wardrobe.

## SHOWER ROOM

2.23 x 1.50 (7'3" x 4'11")

Corner shower cubicle, hand basin, WC, heated towel rail/radiator, extractor fan, ceiling light, coving, tiled walls and uPVC double glazed frosted window.

## OUTSIDE

To the front is lawn and to the side is a driveway leading to the garage. To the rear is two patio areas and a low maintenance lawn area.







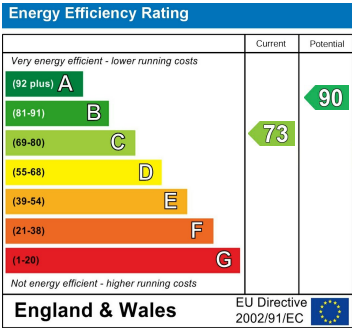
# GROUND FLOOR



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**Havercroft Road - 18653853**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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