



colin ellis

Priest Close, Filey, YO14 0QH

Colin Ellis welcome to the market a THREE bedroom DETACHED BUNGALOW set within the lovely village of Hunmanby. This MODERN and WELL PRESENTED property offers a LOUNGE/DINER/KITCHEN, three DOUBLE BEDROOMS, the master benefitting from a WALK IN WARDROBE and EN-SUITE, a REAR ENLCLOSED GARDEN, DRIVE and a DETACHED GARAGE. This property would suit a MULTITUDE of buyers.

Guide Price £280,000



DESCRIPTION

Briefly comprising of a porch, entrance hall, lounge/dining/kitchen, master bedroom with walk in wardrobe and en-suite, two further double bedrooms and a family bathroom.

Outside the front benefits from a drive, additional parking, garage and access to an enclosed yard. There is also a large rear enclosed garden.

Hunmanby is a village just outside of Filey. It is on the edge of the Yorkshire Wolds, 3 miles south-west of Filey, 9 miles south of Scarborough and 9 miles north of Bridlington.

PORCH/HALLWAY

Laminate floor, double radiator, uPVC double glazed window and door, loft access and power points.

LOUNGE/DINER

6.1 x 3.1 (20'0" x 10'2")

Laminate floor, tv point, telephone point, uPVC double glazed window, double radiator and power points.

KITCHEN

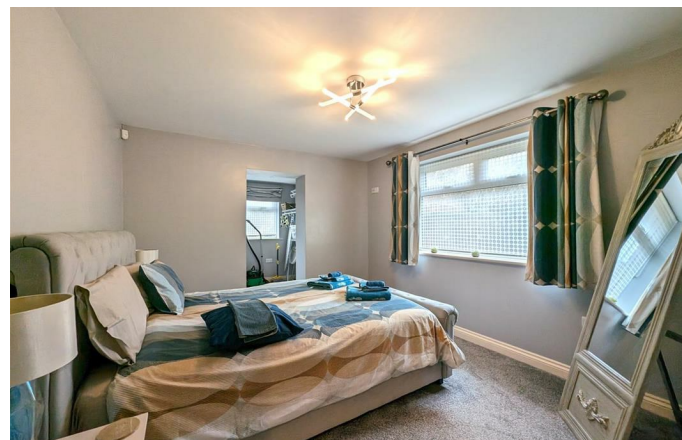
6.0 x 2.8 (19'8" x 9'2")

Base, wall and drawer units, wood work top, tiled splash back, integrated oven, hob, dishwasher, washing machine, space for fridge and freezer, sink/drain unit, mixer tap, uPVC double glazed door and window, laminate floor and power points.

BEDROOM ONE

3.6 x 3.1 (11'9" x 10'2")

Double radiator, uPVC double glazed window and power points.



WALK IN WARDROBE

2.1 x 1.4 (6'10" x 4'7")

Power points and uPVC double glazed door and window.

EN-SUITE

2.1 x 1.4 (6'10" x 4'7")

Basin with pedestal, low flush wc, power shower cubicle, part tiled walls, extractor fan, ladder radiator and uPVC double glazed frosted window.

BEDROOM TWO

3.5 x 2.8 (11'5" x 9'2")

Double radiator, uPVC double glazed window and power points.

BEDROOM THREE

2.8 x 2.7 (9'2" x 8'10")

Double radiator, uPVC double glazed window and power points.

BATHROOM

1.8 x 1.6 (5'10" x 5'2")

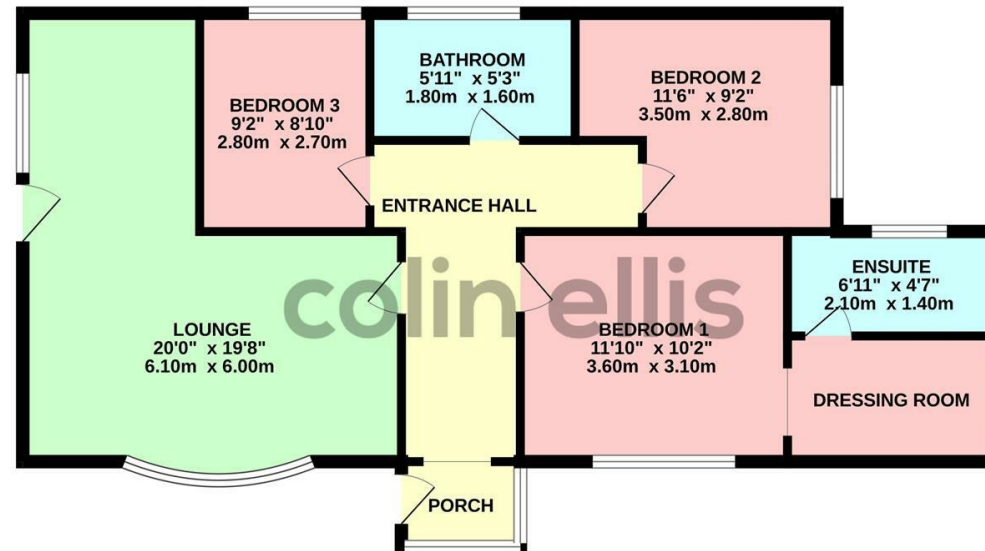
P-shaped bath, basin with pedestal, low flush wc, shower over bath, part tiled, ladder radiator and uPVC double glazed frosted window.

OUTSIDE

Detached garage with up and over door, ample parking on drive, front and rear lawn with borders, drive, rear patio and tap.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Priest Close - 18577201
Council Tax Band - Exempt
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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