



52 Sycamore Avenue, Filey, YO14 9NU

Guide Price £170,000

- SPACIOUS SEMI-DETACHED BUNGALOW
- SOUGHT AFTER COUNTRY PARK ESTATE
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- UPVC DOUBLE GLAZING
- CORNER PLOT
- GOOD PROXIMITY TO FILEY AND SCARBOROUGH
- NO ONWARD CHAIN



## 52 Sycamore Avenue, Filey YO14 9NU

Andrew Cowen Estate Agents are pleased to welcome to the market this SPACIOUS TWO BEDROOM, SEMI-DETACHED BUNGALOW, situated on a corner plot of a quiet cul-de-sac in the sought after Country Park estate, with GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, located close to the beach and the town's various local amenities. This bungalow whilst in need of general modernisation, would suit a HOST OF BUYERS, including first time buyers or simply those looking to downsize.



Council Tax Band: B





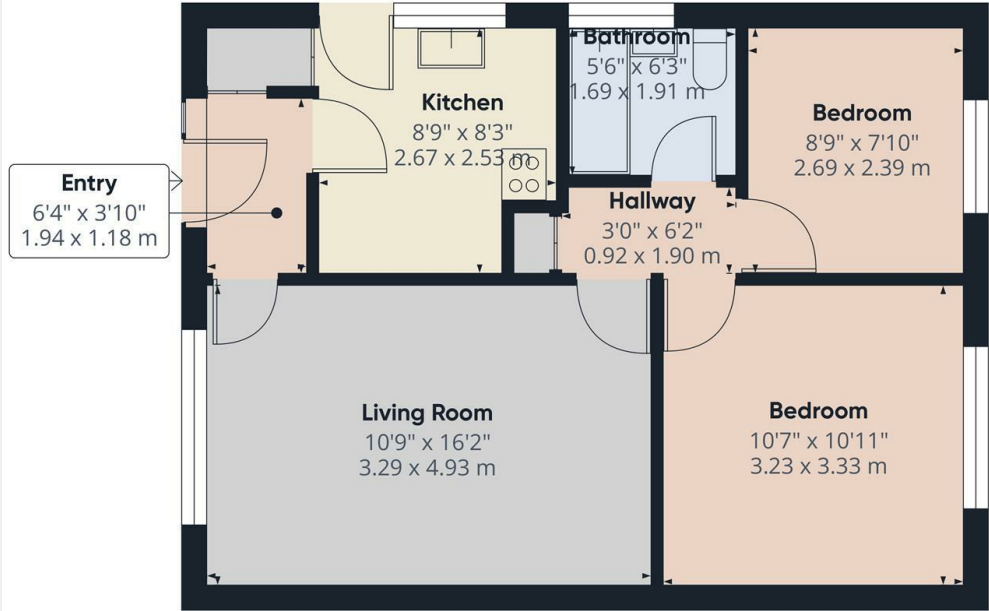
**This property briefly comprises, entrance hall with storage leading to the kitchen with wall and base units and space for a washing machine, a generous living room with gas fire through to two good-sized double bedrooms and three-piece family bathroom with shower over the bath.**

**Externally, to the front of the property is a driveway which leads to a larger concrete area round to a rear south facing garden.**

**The property is located within a sought-after area on the Country Park Estate due to its proximity to Filey town centre, award winning beach and scenic countryside walks all being on the doorstep. Filey offers regular transport links to neighbouring towns and villages providing ample amenities, so you never have to venture too far.**

**To book a viewing, please call one of our friendly sales team on 01723 377707.**



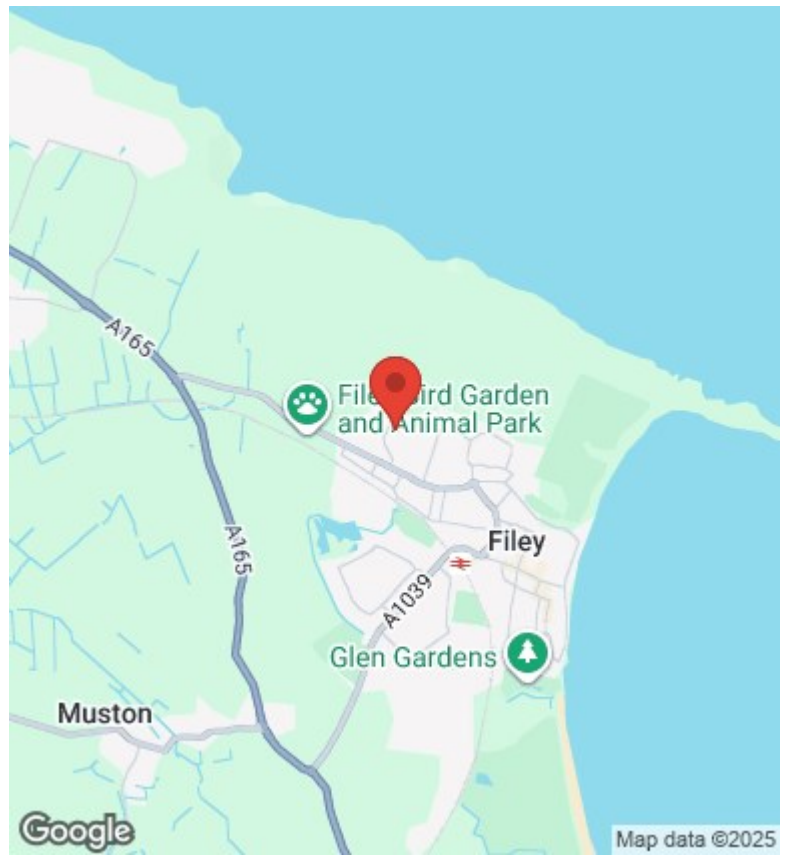


Approximate total area<sup>(1)</sup>  
531 ft<sup>2</sup>  
49.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Book a no obligation valuation today!

**01723 377707**

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