



**Brigg Road, Filey**

YO14 0AF

**Asking Price £425,000**



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

## Brigg Road, Filey

### DESCRIPTION

Hunters Exclusive are delighted to present this stunning detached bungalow, occupying a generous corner plot on the highly desirable Brigg Road in Filey. Tucked away to provide a wonderful sense of privacy, this beautifully presented home offers spacious, versatile accommodation and is ready to move straight into.

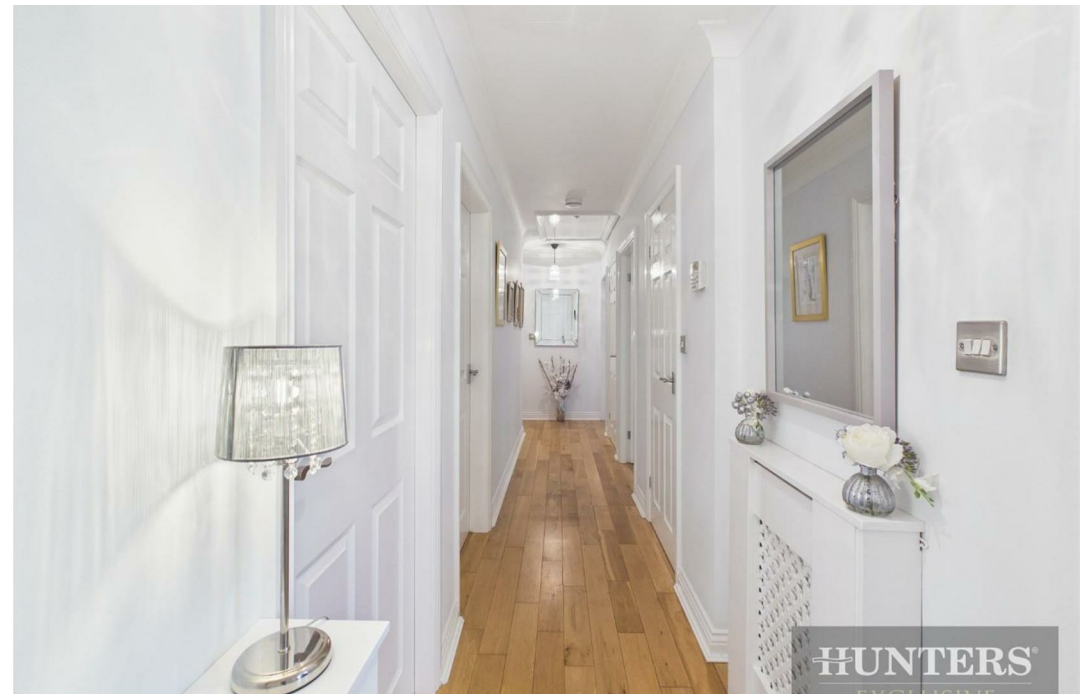
The property has been thoughtfully maintained and enhanced by the current owners, including the addition of a light-filled sun room extension overlooking the rear garden, creating a peaceful space to relax while enjoying the outlook across the greenery beyond. Internally, the bungalow offers well-balanced living space comprising a spacious lounge, separate dining room, and a well-appointed kitchen with adjoining utility room. Three comfortable bedrooms are served by two modern bathrooms, making the property ideal for a variety of buyers including those seeking single-level living with space for guests.

Externally, the property continues to impress. The enclosed rear garden features a lawn, planted borders, and a patio seating area perfect for outdoor dining. Tucked away within the garden is a charming “secret garden” seating spot, offering a peaceful place to unwind while enjoying views of the railway line – a particularly delightful feature for train enthusiasts or anyone who enjoys watching the occasional train pass through the coastal landscape. The property also enjoys an attractive front garden, enhancing the sense of space that comes with its corner plot position.

Further benefits include solar panels which are owned outright, a double garage, and off-road parking for two vehicles. The home is presented in turnkey condition throughout, allowing buyers to simply move in and begin enjoying everything this property has to offer.

Located within easy reach of Filey’s town centre and award-winning beach, the property is ideally positioned to enjoy the best of coastal living. Filey offers a wide range of amenities including shops, cafés, restaurants, doctors, and supermarkets, along with beautiful coastal and countryside walks right on the doorstep.

This is a rare opportunity to acquire a spacious, private detached bungalow in one of Filey’s most desirable locations, combining comfortable modern living with a relaxed seaside lifestyle. Early viewing is highly recommended to fully appreciate the space, setting, and quality of this exceptional home.





**Approximate total area<sup>(1)</sup>**  
1485 ft<sup>2</sup>  
138 m<sup>2</sup>

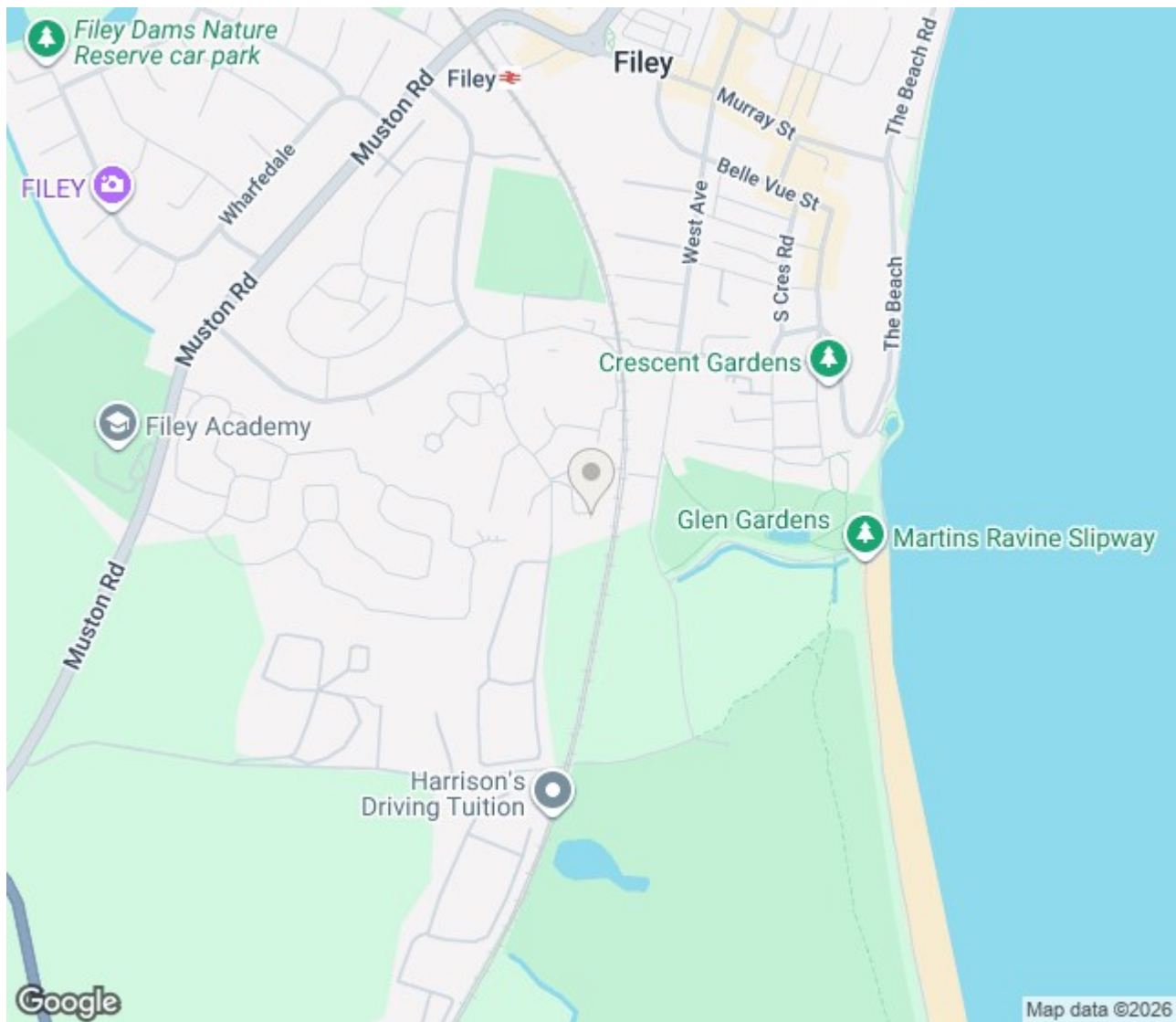
(1) Excluding balconies and terraces

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

GIRAFFE360







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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