

Wooldale Drive, Filey, YO14 9ER

- Detached Bungalow
- Off Road Parking
- Sought After Location
- Three Bedrooms
- Front & Rear Gardens
- EPC Grade - C

Guide Price £310,000



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Located on the popular Wooldale Drive in Filey, this well-proportioned three-bedroom detached bungalow offers versatile living accommodation, generous outdoor space and attractive open field views to the rear. Ready to move straight into, the property also presents an excellent opportunity for buyers looking to add their own style.

The accommodation begins with an entrance into the fitted kitchen, which is well equipped with a range of wall and base units providing ample storage and workspace. Integrated appliances include an oven, hob, microwave, fridge freezer and washing machine, making the kitchen both practical and functional for everyday living.



Leading from the kitchen is the inner hallway, which provides access to all three bedrooms and the separate shower room. The shower room is fitted with a three-piece suite comprising shower enclosure, wash basin and WC, complemented by a towel radiator. The three bedrooms offer flexible accommodation and could easily be utilised as guest rooms, a dining room or home office depending on individual requirements.

The living room is a bright and comfortable space, ideal for relaxing and entertaining, and flows seamlessly through to the large conservatory at the rear of the property. Overlooking the garden, the conservatory provides an excellent additional reception area with pleasant views and direct access outside.



Externally, the bungalow enjoys a front garden along with a driveway providing ample off-street parking. Gated access leads through to the enclosed rear garden, which has been thoughtfully arranged over two levels. The lower tier is paved, creating an ideal seating and entertaining area, while the upper level is mainly laid to lawn and enjoys lovely open field views. A useful garden shed is positioned at the top of the garden for additional storage.

Early viewing is highly recommended.

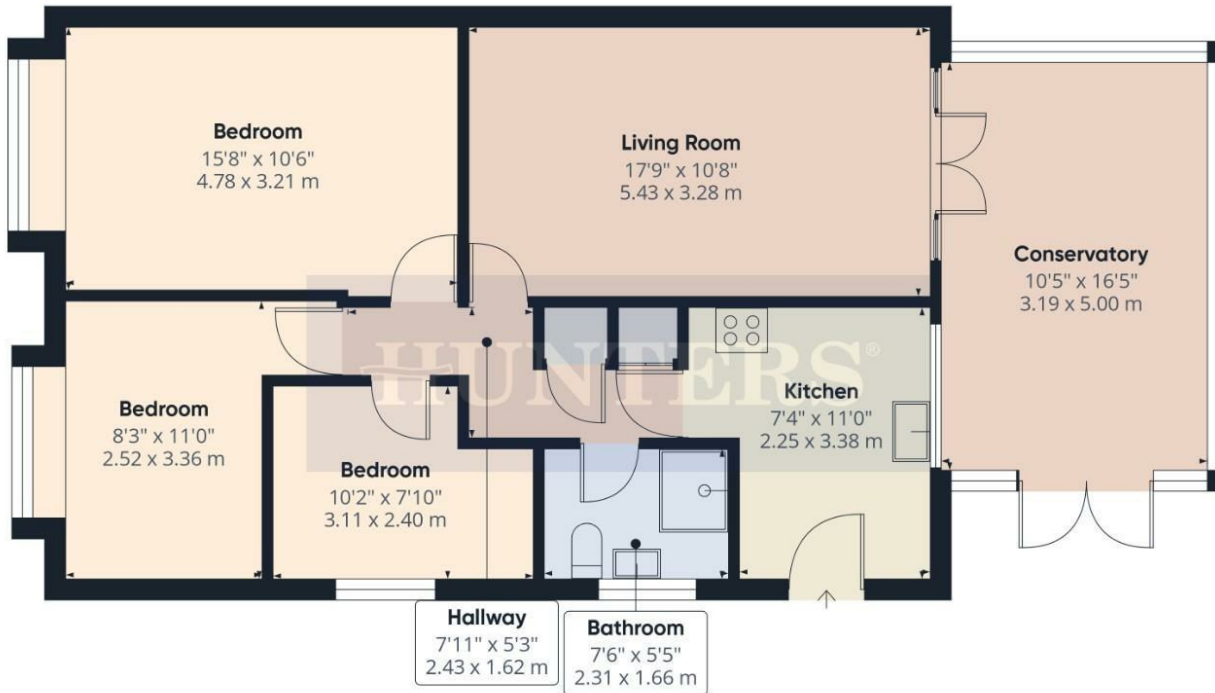


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HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Approximate total area⁽¹⁾
911 ft²
84.6 m²

(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.

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Viewings

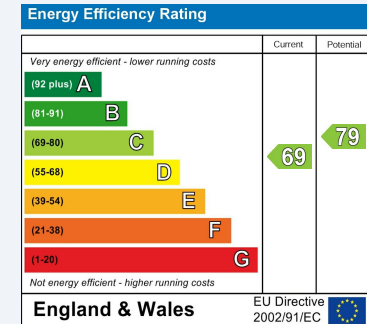
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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