







Linton Close, Filey

- Detached Bungalow
- Detached Garage & Gated Driveway
- Modern Fitted Kitchen
- Two Double Bedrooms
- Beautifully Maintained Rear Garden
- EPC Grade: C

Asking Price £325,000

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HERE TO GET *you* THERE

Linton Close, Filey







Hunters are delighted to bring to the market this well-presented two-bedroom detached bungalow, occupying a generous plot within a popular residential location. Offering spacious single-level living, beautifully maintained gardens, a detached garage and a gated driveway providing ample off-road parking, this attractive home is ideal for those looking to downsize without compromising on space.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious living room, where French doors open directly onto the rear garden, creating a wonderful space for relaxing or entertaining. The modern fitted kitchen offers a range of matching wall and base units with ample worktop space, while the property also benefits from two generous double bedrooms and a contemporary family bathroom.

Externally, the bungalow enjoys a substantial frontage with secure gated access, a large block-paved driveway providing parking for multiple vehicles, and access to the detached garage. To the rear, the generous enclosed garden has been lovingly maintained and features mature planting, established trees, lawned areas and patio seating areas, creating a peaceful setting to enjoy throughout the year. The detached garage provides excellent storage or workshop potential, while the overall plot offers a fantastic balance of indoor and outdoor living.

The property further benefits from gas central heating and is offered with freehold tenure. Falling within Council Tax Band C, this is a superb opportunity for buyers seeking a comfortable home in a desirable residential setting. The property has been well cared for throughout and is ready for a new owner to move straight in, while still offering scope for personalisation if desired.

Situated within a sought-after residential area, the property is conveniently located for local amenities, transport links and nearby countryside, making it an excellent choice for a wide range of buyers.

Early viewing is recommended.









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HMRC Disclaimer - Filey

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)

823 ft²

76.6 m²

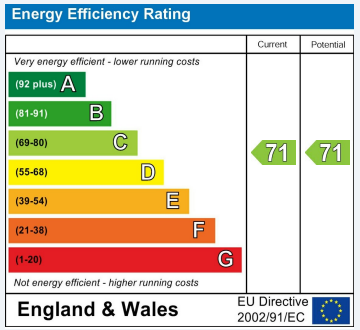
(1) Excluding balconies and terraces

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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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.

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.

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.

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