



**Airy Hill, Filey**

YO14 9QQ



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**Asking Price £430,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Airy Hill, Filey

## DESCRIPTION

Positioned in a quiet semi-rural location on the outskirts of Filey, this substantial detached dormer bungalow offers six bedrooms and generous living space, having been comprehensively refurbished and extended to provide a high-specification finish throughout. The property sits within wrap-around gardens and benefits from excellent parking, making it well suited to family living or multi-generational use.

Entry is gained through a useful utility and boot room, fitted with plumbing for a washing machine, which opens into an internal hallway with stairs leading to the first floor. The principal living room is an impressive, light-filled space, enhanced by bi-folding doors that open directly onto the garden. A ground-floor bedroom accessed from the lounge offers flexibility for guests or extended family, while a separate study provides an ideal home-working environment.

At the centre of the home is a contemporary kitchen with dining space, fitted with Symphony cabinetry and arranged around a central island. The kitchen includes a full range of Caple appliances, comprising a double oven, induction hob with extractor, integrated dishwasher and full-height integrated fridge/freezer. Two electric skylights provide excellent natural light and create a bright, modern feel.

The ground floor is completed by three further bedrooms and a luxurious family bathroom, showcasing his-and-hers sinks, an impressive oversized jacuzzi-style bath, and a sleek walk-in shower — creating a true spa-like retreat

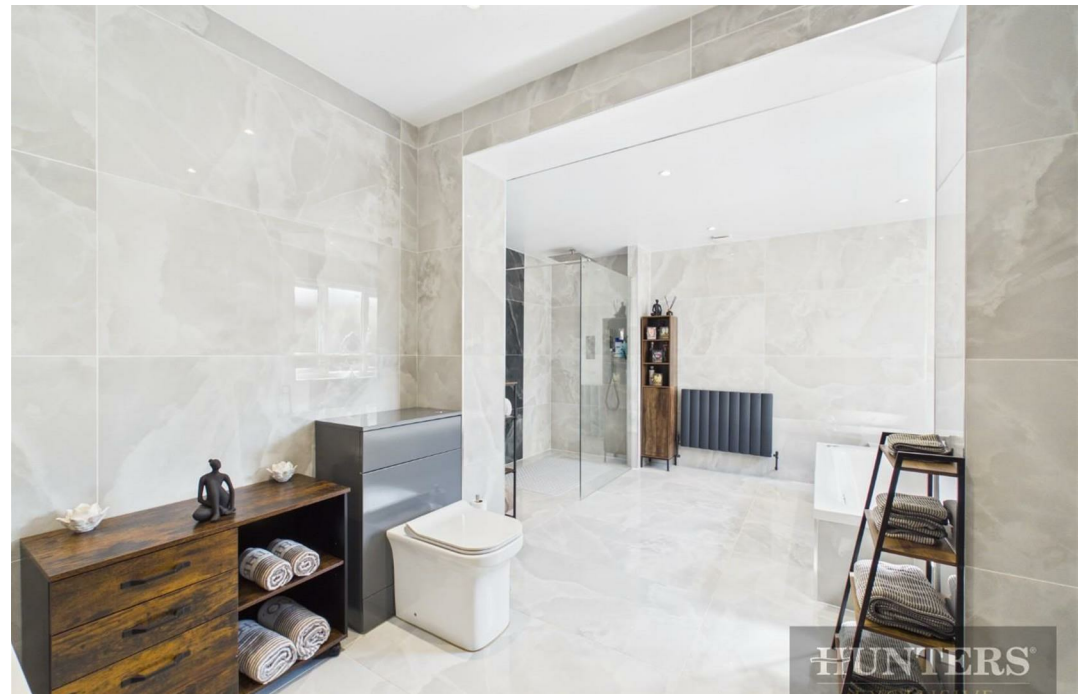
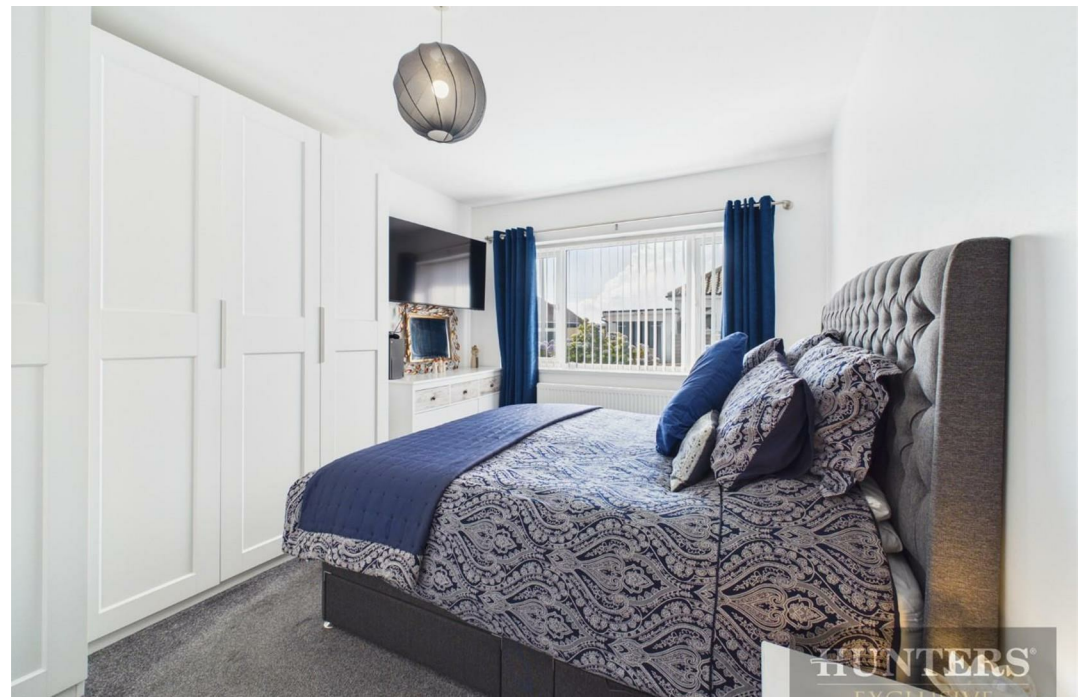
The first floor offers two further bedrooms, served by a modern shower room, making this level ideal for family members or visitors.

Outside, the gardens extend to the front and side of the property and include lawned areas, seating spaces and a summerhouse with power and lighting. Parking is provided by two separate driveways, positioned to either side of the house, along with an electric vehicle charging point.

The property is accessed from the A165 via a private roadway opposite Primrose Valley, offering convenient access to Filey, Scarborough and surrounding coastal destinations, while retaining a peaceful and open setting.

An internal viewing is essential to fully appreciate the space, layout and quality on offer.







Ground Floor

Approximate total area<sup>(1)</sup>

1870 ft<sup>2</sup>  
173.7 m<sup>2</sup>

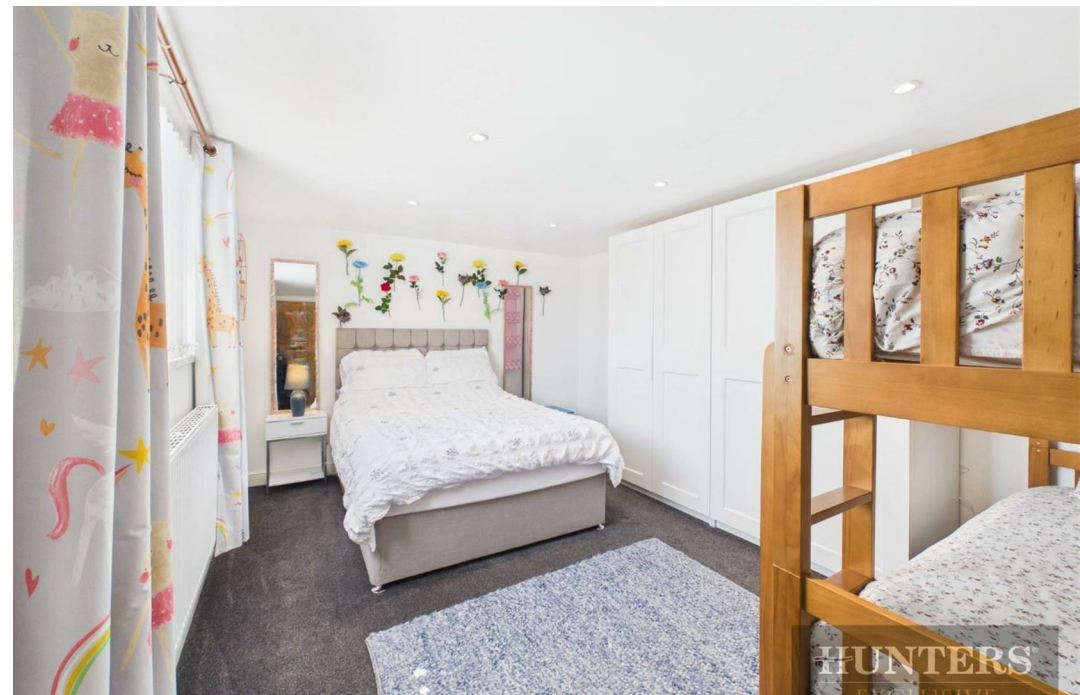


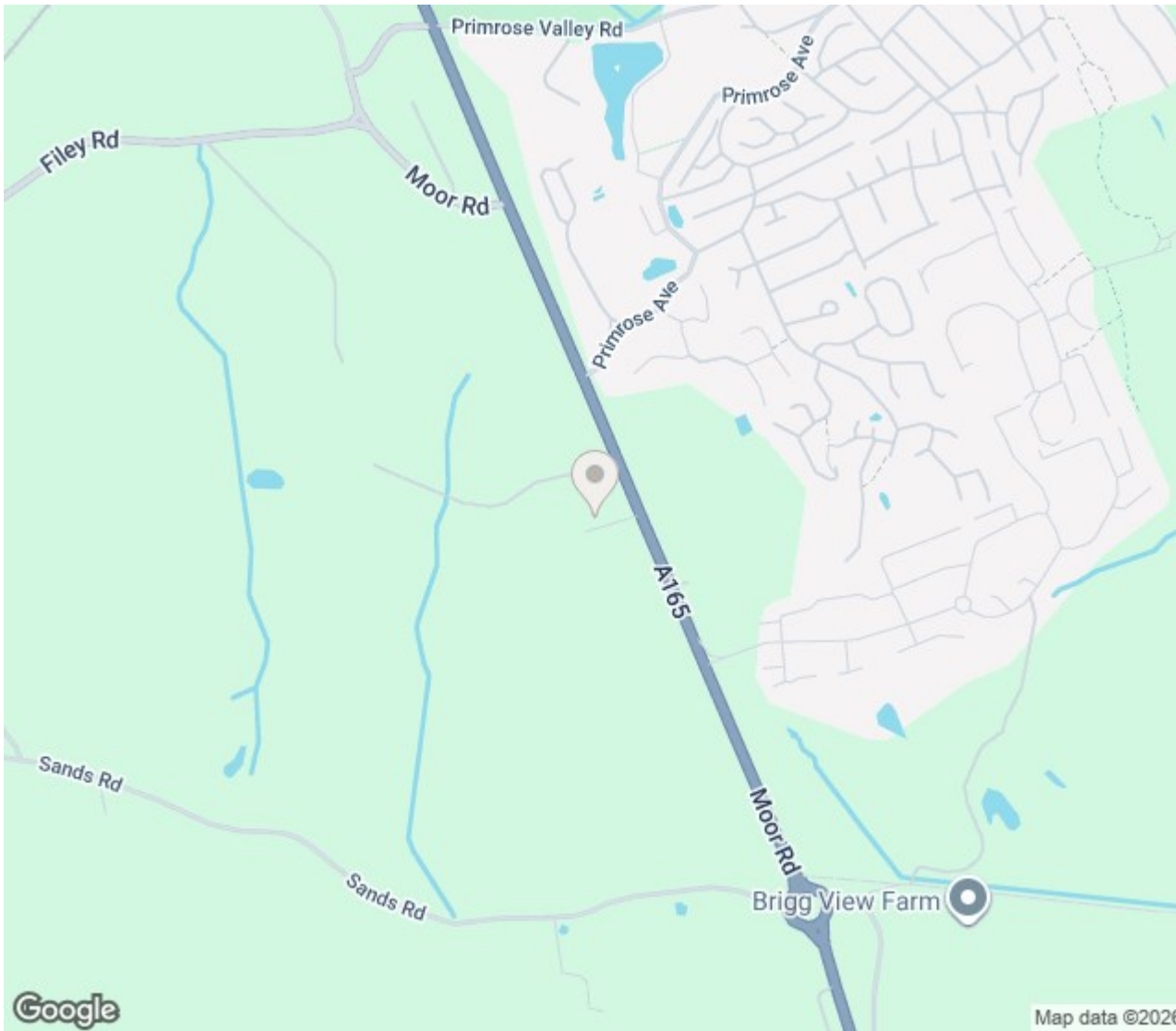
Floor 1

(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.







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	60
(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 2002/91/EC	

### 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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