



## Arndale Way, Filey, YO14 9EW

- Detached Bungalow
- Beautifully Renovated
- Detached Garage & Parking
- EPC Grade: D
- Two Bedrooms
- Country Park Estate
- Front and Rear Gardens

**Asking Price £270,000**



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## DESCRIPTION

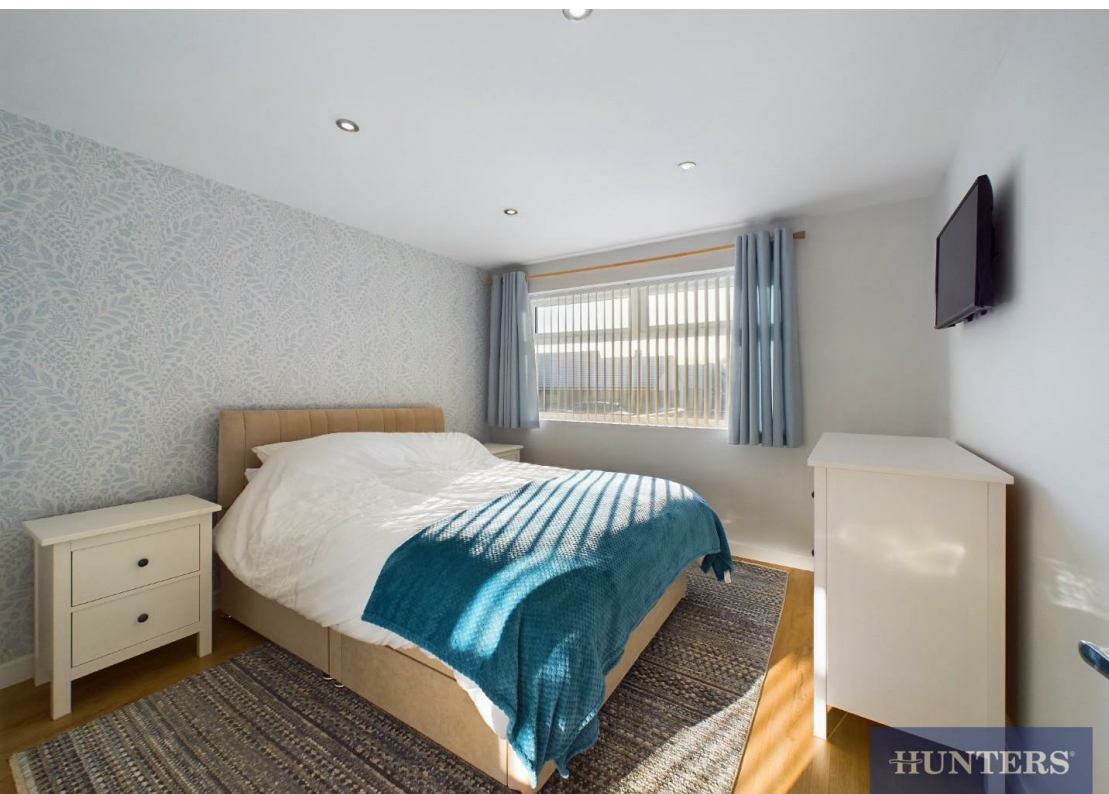
Hunters are delighted to present this beautifully renovated two-bedroom detached bungalow, occupying a sought-after position on the ever-popular Country Park Estate in the coastal town of Filey. Finished to an exceptional standard throughout, the property has been thoughtfully modernised by the current owners, creating a stylish and contemporary home that is ready to move straight into. Benefitting from ample off-road parking, a detached garage and attractive gardens, this superb bungalow is ideally located within easy reach of Filey's award-winning beach, town centre and an excellent range of local amenities.

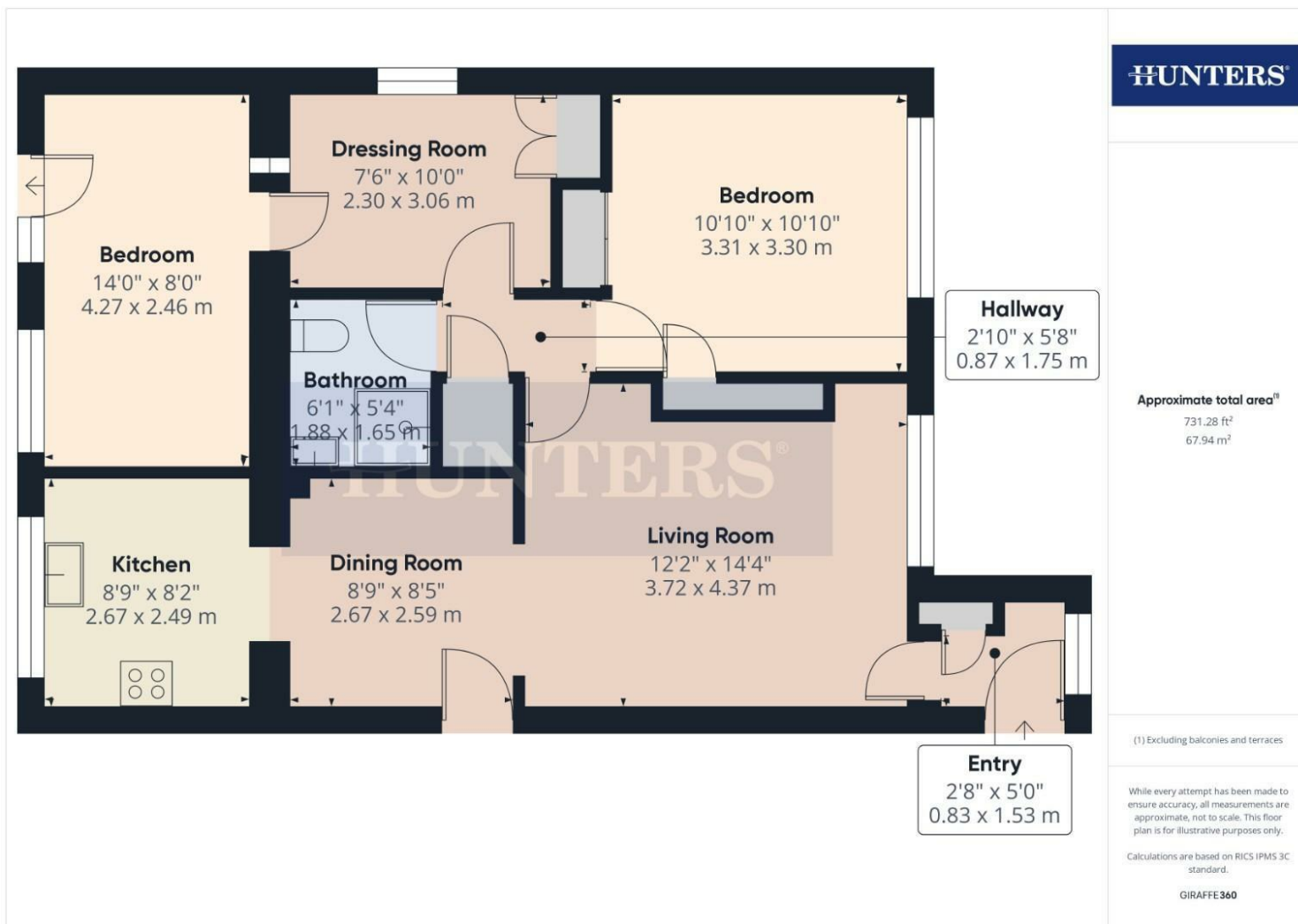
The accommodation begins with a welcoming entrance, leading into a bright and spacious open-plan lounge and dining area, providing an ideal space for both everyday living and entertaining. The modern fitted kitchen is well-appointed with a range of contemporary wall and base units, complemented by integrated appliances including a fridge and an electric oven with hob. The property further offers two generous double bedrooms, together with a versatile dressing room/occasional room, which could also serve as a home office or hobby room depending on individual requirements. A stylish, fully tiled shower room completes the internal accommodation.

Externally, the bungalow continues to impress with a beautifully maintained and private rear garden, featuring a lawn and paved patio seating area, ideal for relaxing or enjoying outdoor dining during the warmer months. To the front is a low-maintenance garden, alongside a generous driveway providing ample off-road parking and access to the detached garage.

Having been renovated throughout with no expense spared, this outstanding bungalow offers modern, low-maintenance living in one of Filey's most desirable residential locations. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

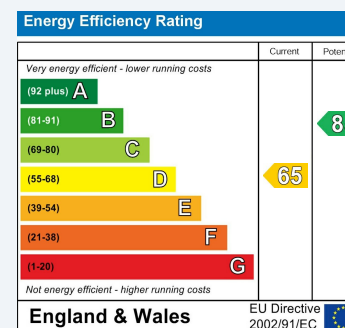






## ENERGY PERFORMANCE CERTIFICATE

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.