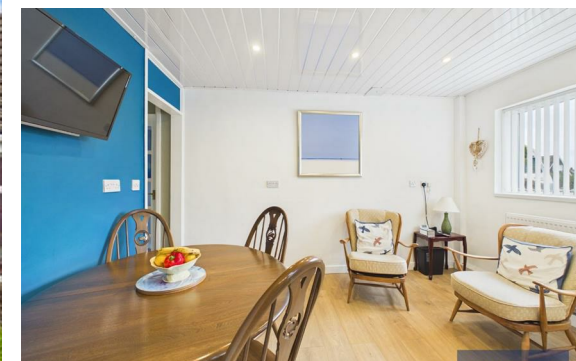




## Fir Tree Drive, Filey, YO14 9EL

- Semi Detached Bungalow
- Immaculately Presented
- No Onward Chain
- Corner Plot Gardens
- Two Bedrooms
- Two Reception Rooms
- Garage & Off Road Parking
- EPC Grade: C

**Asking Price £280,000**





# Fir Tree Drive, Filey, YO14 9EL



Hunters are delighted to bring to the market this beautifully presented and extended semi-detached bungalow, occupying a generous corner plot on the ever-popular “Country Park” estate on Fir Tree Drive, Filey. Offered in true turnkey condition with NO ONWARD CHAIN, this superb home combines modern finishes with versatile living space and well-maintained, low maintenance gardens.

The ground floor accommodation is bright, spacious and thoughtfully arranged. The living room provides a comfortable and stylish setting, enhanced by excellent natural light. Flowing through from the kitchen is a defined dining space — ideal for both everyday meals and entertaining — creating a sociable layout that works perfectly for modern living.

The contemporary kitchen is a real highlight of the home, finished to a high standard with sleek cabinetry, quality worktops and modern fittings, offering both practicality and style. To the rear, the property benefits from a delightful sun room which provides an additional reception area overlooking the garden. This versatile space is perfect as a second sitting room, reading area or garden room, and enjoys direct access outside, allowing the indoor and outdoor spaces to blend seamlessly.

Also to the ground floor is a well-proportioned bedroom and a spacious shower room, providing flexible accommodation for a range of buyers.

The property has been thoughtfully extended to the first floor, creating a spacious double bedroom complete with fitted wardrobes and a stunning modern en-suite bathroom featuring a freestanding bath — a luxurious and private retreat ideal for guests or as a principal suite.

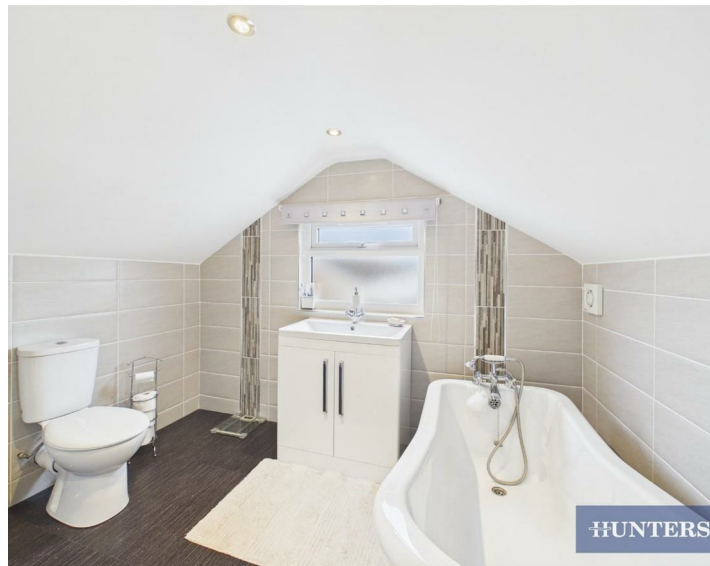
Externally, the bungalow enjoys a prominent corner position with low-maintenance gravelled gardens to the front and side, complemented by established plant borders. The rear garden has been attractively arranged with a raised lawned area and patio space — perfect for relaxing or entertaining during the warmer months.

Further benefits include off-road parking, a detached garage, gas central heating, and a highly desirable residential setting within easy reach of Filey’s award-winning beach, country walks and local amenities.

Properties in this location and condition rarely remain available for long — early viewing is highly recommended to fully appreciate the space, finish and setting on offer.



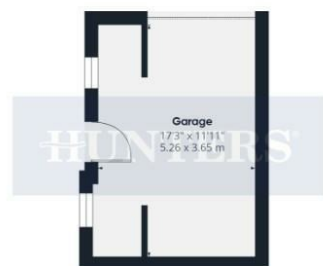
## Fir Tree Drive, Filey, YO14 9EL



### 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.





**HUNTERS®**

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

1230 ft<sup>2</sup>

114.3 m<sup>2</sup>

Reduced headroom

76 ft<sup>2</sup>

7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

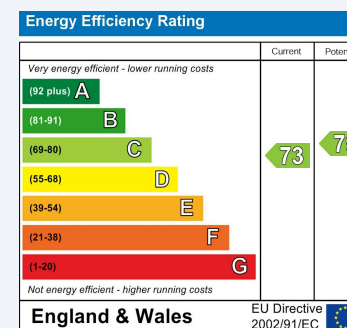
Below 5 ft/1.5 m

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

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](mailto: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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HERE TO GET *you* THERE