



## West Vale, Filey, YO14 9AY

- Semi Detached Bungalow
- No Onward Chain
- Central Location
- Two Bedrooms
- Gardens
- EPC Grade: D

**Guide Price £130,000**





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## DESCRIPTION

Hunters are delighted to bring to the market this semi-detached bungalow, ideally positioned in a central Filey location just off West Avenue, placing everyday amenities and the stunning coastline within easy reach.

The accommodation is thoughtfully arranged across one level and comprises a spacious front porch which leads to a hallway providing access through to a comfortable living room positioned to the rear of the property. The kitchen is conveniently located off the main living space and offers a practical layout with worktop and storage space.

There are two bedrooms, offering flexibility for those looking to downsize while still retaining space for visiting family or a home office. The shower room is centrally located and fitted with a three-piece suite.

Externally, the property benefits from a paved front garden for ease of maintenance, while to the rear there is an attractive L-shaped lawned garden offering a generous outdoor space with plenty of potential for seating areas or planting. Gas central heating is installed, and there is street parking available nearby.

Situated in the heart of Filey, the bungalow is within close proximity of shops, doctors, cafés and local amenities, as well as the award-winning Filey beach. Both the bus and train stations are also easily accessible, making this a highly convenient setting.

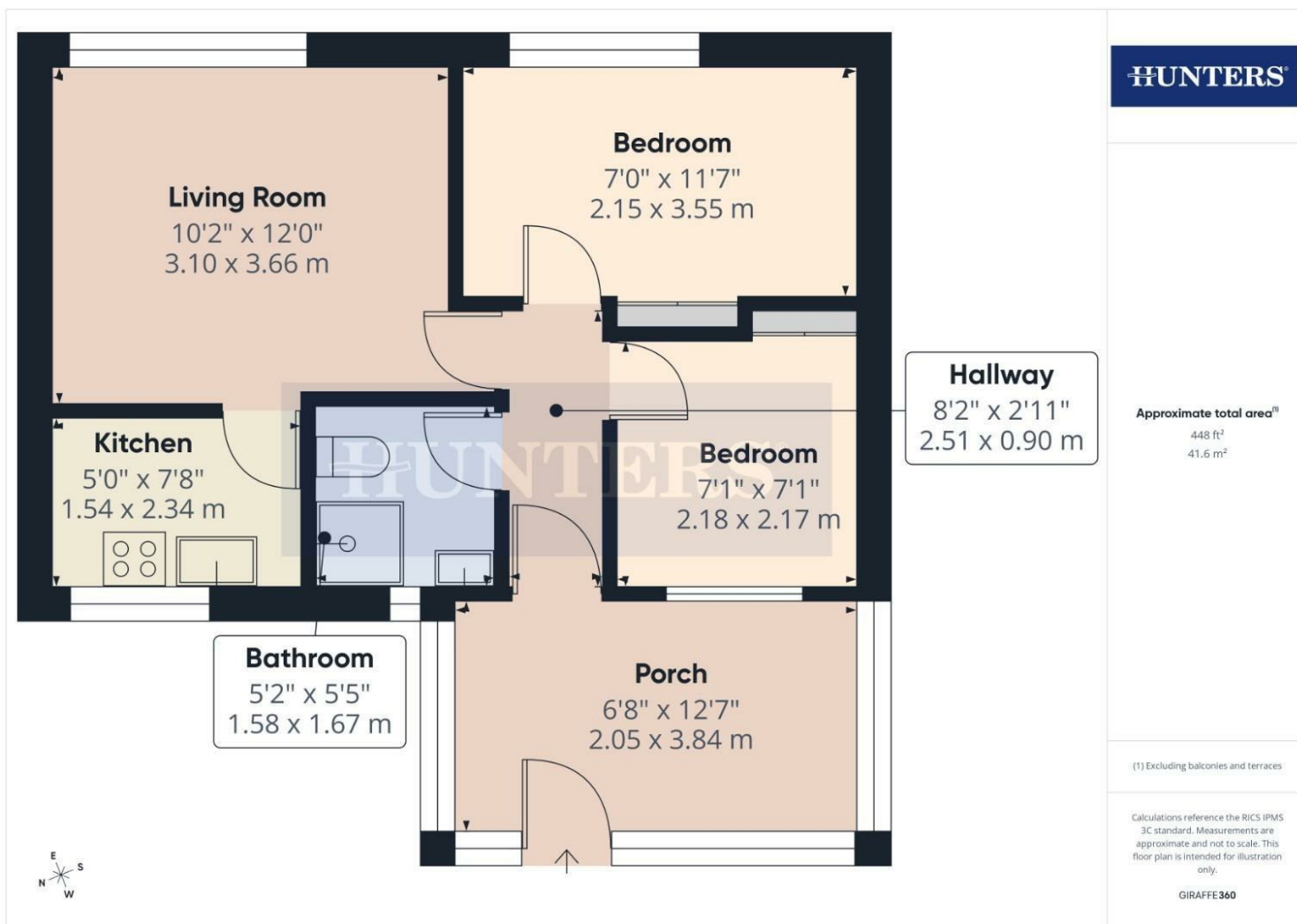
This property would make a fantastic main residence for those looking to downsize to single-level living, or an ideal second home close to the coast. Early viewing is highly recommended to fully appreciate the location and potential on offer.











### Viewings

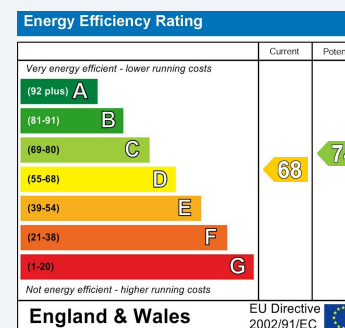
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.