



**Wharfedale, Filey**

YO14 0DG

**Asking Price £385,000**



**3**



**2**



**2**



**D**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Wharfedale, Filey

## DESCRIPTION

Hunters are delighted to present this spacious three-bedroom detached bungalow, located on the highly sought-after Wharfedale estate in Filey.

Occupying an enviable corner plot, this well-proportioned home boasts beautifully maintained gardens, a garage, and off-road parking. Situated within easy reach of Filey town centre, residents will enjoy convenient access to a wide range of local shops, cafés, and amenities, as well as the picturesque Filey Dam Nature Reserve, offering peaceful walks and stunning scenery right on your doorstep.

The accommodation briefly comprises: an inviting entrance hallway leading to a generous living room and dining area, a well-fitted kitchen, and a bright sunroom overlooking the rear garden. There are three comfortable bedrooms, two bathrooms, and a separate WC, providing flexibility for family living or hosting guests.

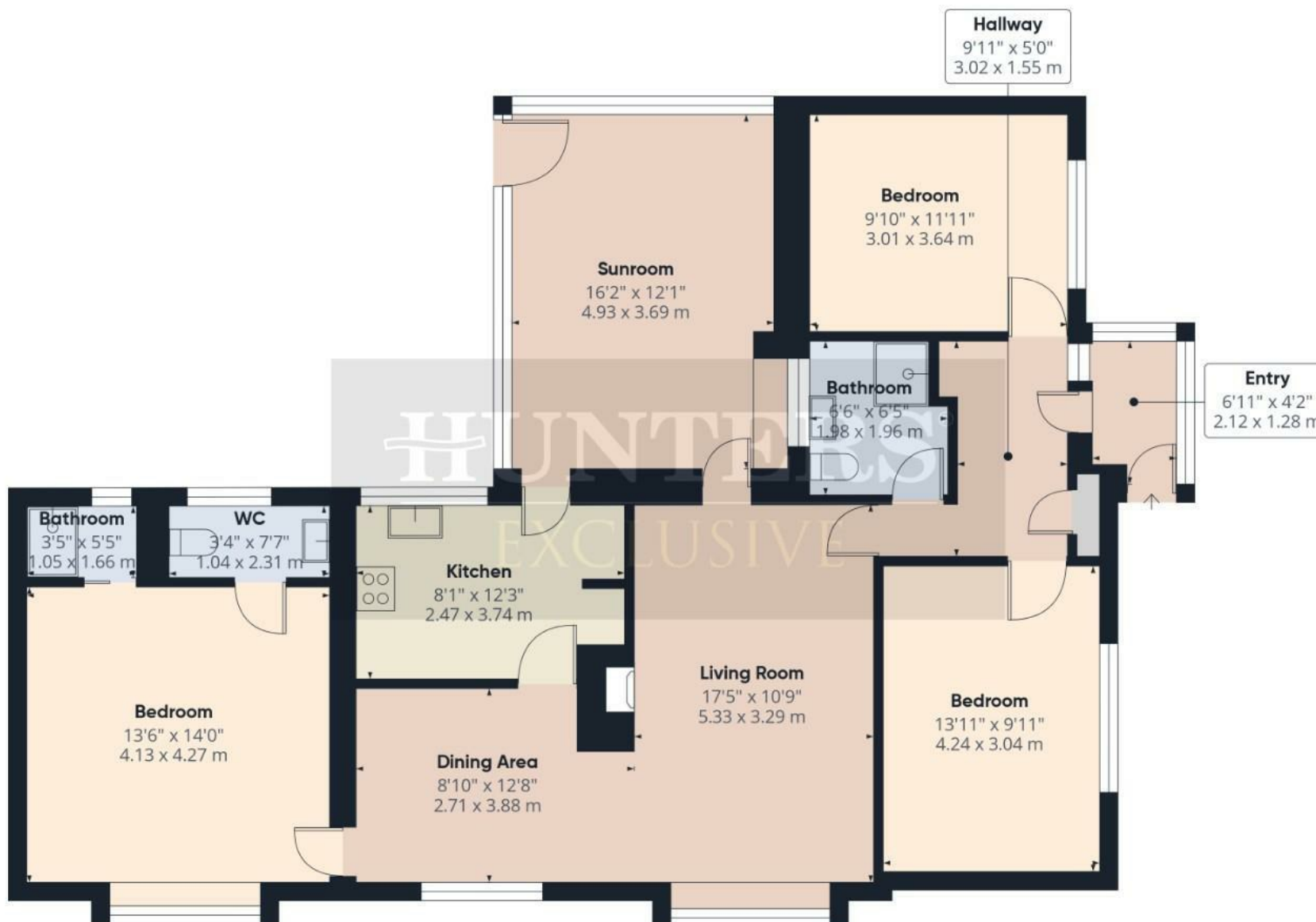
The property benefits from gas central heating, UPVC double glazing, and an alarm system, ensuring both comfort and security. Offered with vacant possession and no onward chain, this is an excellent opportunity for buyers looking to move quickly and make this much-loved home their own.

Early viewing is highly recommended to appreciate the location, plot, and potential of this wonderful bungalow.









Approximate total area<sup>m</sup>  
1228 ft<sup>2</sup>  
114.1 m<sup>2</sup>

(1) Excluding balconies and terraces

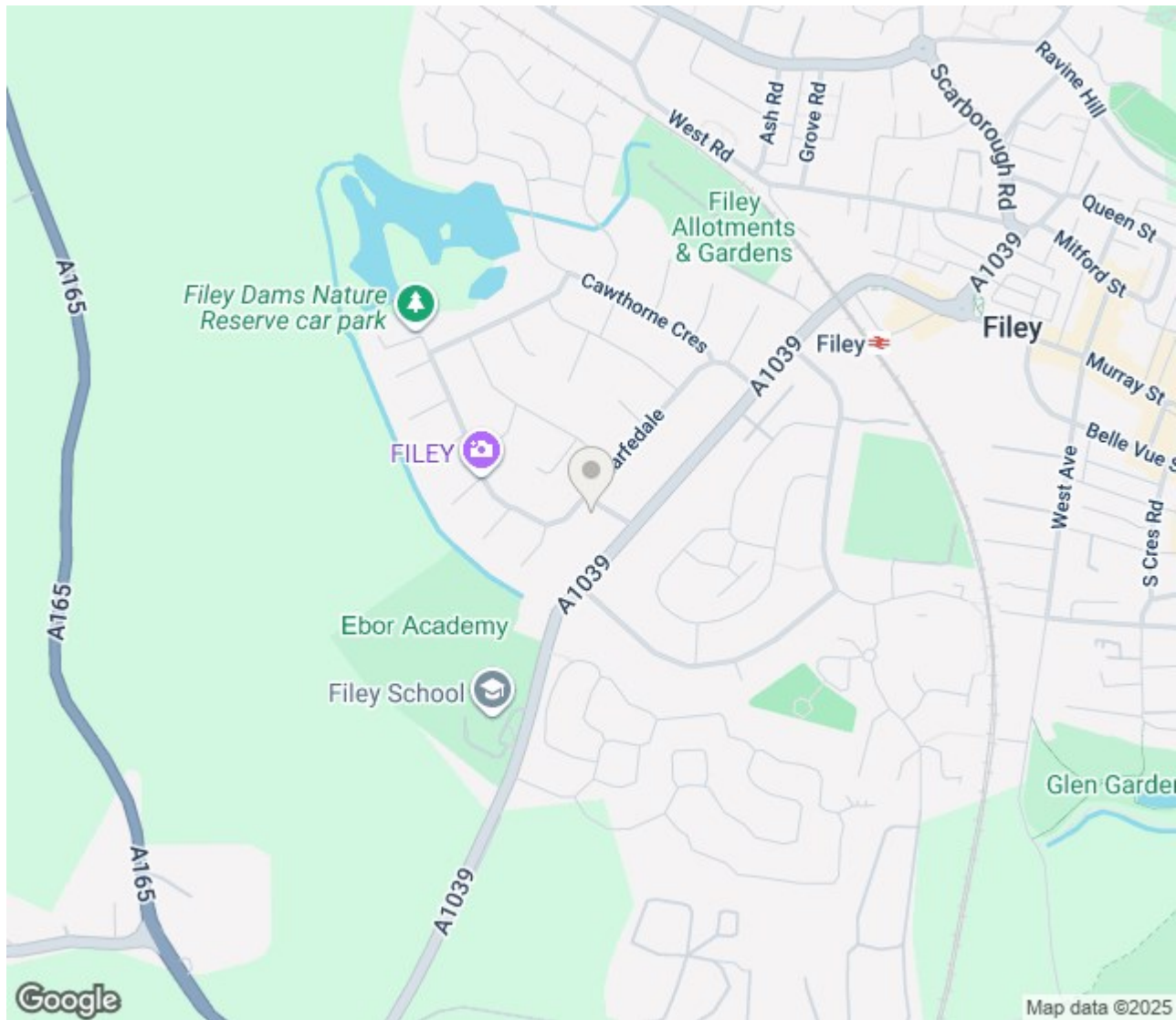
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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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