







Cowlings Close, Filey, YO14 0ND

- Semi Detached Bungalow
- Off Road Parking & Garage
- Front & Rear Gardens
- Two Bedrooms
- Sun Room
- EPC - D

Asking Price £180,000

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DESCRIPTION

Situated within a popular area of Hunmanby, on Cowlings Close, this two bedroom semi-detached bungalow offers spacious and versatile accommodation, together with a number of useful external features including a detached garage, driveway providing off-street parking and a rear garden.

The property is entered via an entrance hall leading through to the living room, which features an electric fire and provides a pleasant space to relax. The kitchen is fitted with a range of units and work surfaces, together with freestanding appliances and plumbing for a washing machine. The accommodation further comprises two bedrooms and a shower room.

To the rear of the property is a sunroom extension, providing additional living space and overlooking the rear garden. This offers plenty of potential for use as an additional sitting area, dining space or somewhere to enjoy the garden throughout the year.

Externally, the property benefits from a driveway to the front, providing off-street parking, which leads to a detached garage. The garage benefits from both power and lighting, making it ideal for storage, hobbies or workshop use. To the rear, there is a garden offering space to sit out and enjoy the warmer months.

Further benefits include a combination boiler, which we have been advised was replaced last year.

The property may benefit from some updating, offering prospective purchasers an excellent opportunity to put their own stamp on the accommodation and personalise it to suit their own tastes and requirements. With its practical layout, sunroom, detached garage and driveway, this bungalow is ideal for those seeking single-storey living.










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Approximate total area(1)

771 ft²

71.7 m²

(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

Viewings

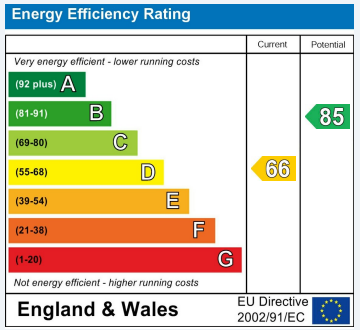
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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