



## Hunmanby Street, Filey

- Semi-Detached Cottage
- Three Piece Bathroom
- Conservatory

- Two Bedrooms
- Large Garden
- EPC: F

**Offers Over £190,000**

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# Hunmanby Street, Filey

## DESCRIPTION

Offered to the market is this two bedroom semi detached traditional cottage located in the idyllic village of Muston. The property is situated only a short trip away from the surrounding towns and villages, with Filey being less than 2 miles away where you can find all the local amenities including schools, cafes and shops and the award winning beach.

The property comprises of a generously sized lounge diner which offers fantastic original features including beamed ceilings and exposed brick fire place. The kitchen incorporates wall and base units with an integrated oven and hob, plumbing for a washing machine, and original beamed ceilings. Also on the ground floor is a conservatory which overlooks the rear garden. To the first floor are two bedrooms and a bathroom which includes wash hand basin, WC and bath.

The property is oil fired heating and double glazed windows.

To the outside of the property is a rear garden mostly laid to lawn with a patio area, shed and workshop.

Call the office to arrange a viewing today!







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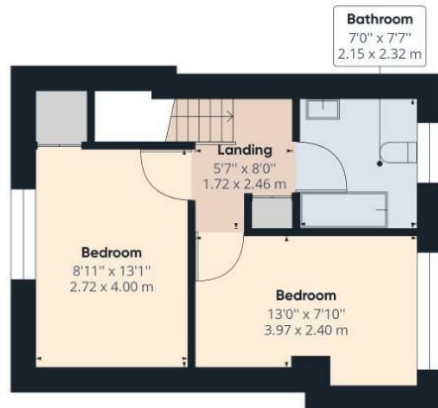


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Ground Floor



Floor 1



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

770.25 ft<sup>2</sup>  
71.56 m<sup>2</sup>

Reduced headroom

5.26 ft<sup>2</sup>  
0.49 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

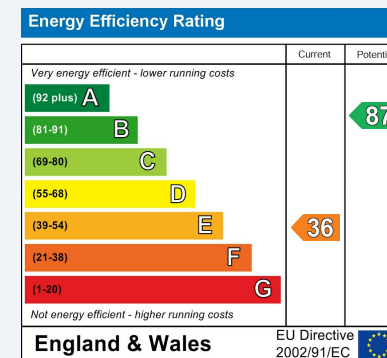
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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.

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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