



## Langdale House, Hunmanby

- Five Bedrooms
- Ample Off-Road Parking
- Modern Interior
- Council Tax - C
- Semi-Detached
- UPVC Double Glazing
- Village Locaton
- EPC - Awaited

**Guide Price £315,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Bridlington Street, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this immaculate semi-detached five bedroom home located in the ever popular village of Hunmanby. Offered to the market with gas central heating, modern décor and UPVC double glazing throughout this property would make the perfect family home!

Once you have walked down the gated driveway you are welcomed with an enclosed porch offering two storage cupboards, through the front door you find yourself in the entrance hall leading to the lounge and conservatory which span the full depth of the house. The spacious kitchen and dining space offers immaculate fittings and integral appliances including; double mid oven, induction hob, microwave, dishwasher, bins and an instant boiling tap. The boiler is tucked away in one of the many wall units available, there is space for an American style double fridge freezer, washing machine and dryer. The space also benefits from underfloor heating and French door leading to the garden. Along with these beautiful social spaces the ground floor provides a downstairs WC and ground floor double bedroom.

The first floor of this home presents you with two further double bedrooms and a third single bedroom which has been converted to a walk in wardrobe. The pristine family shower room offers a low flush WC, wash hand basin with vanity unit and walk in shower benefiting from a Rainfall shower.

Upstairs once more to the final level of this property you discover a double bedroom spanning the entire third floor with access to the eaves.

Outside this property allows for ample off-road parking to the front. To the rear a sizeable garden with patio area, decking, lawned space, summer house and hot tub!

This attractive residence truly is move in ready and is NOT one to miss! Call the office now for a viewing.





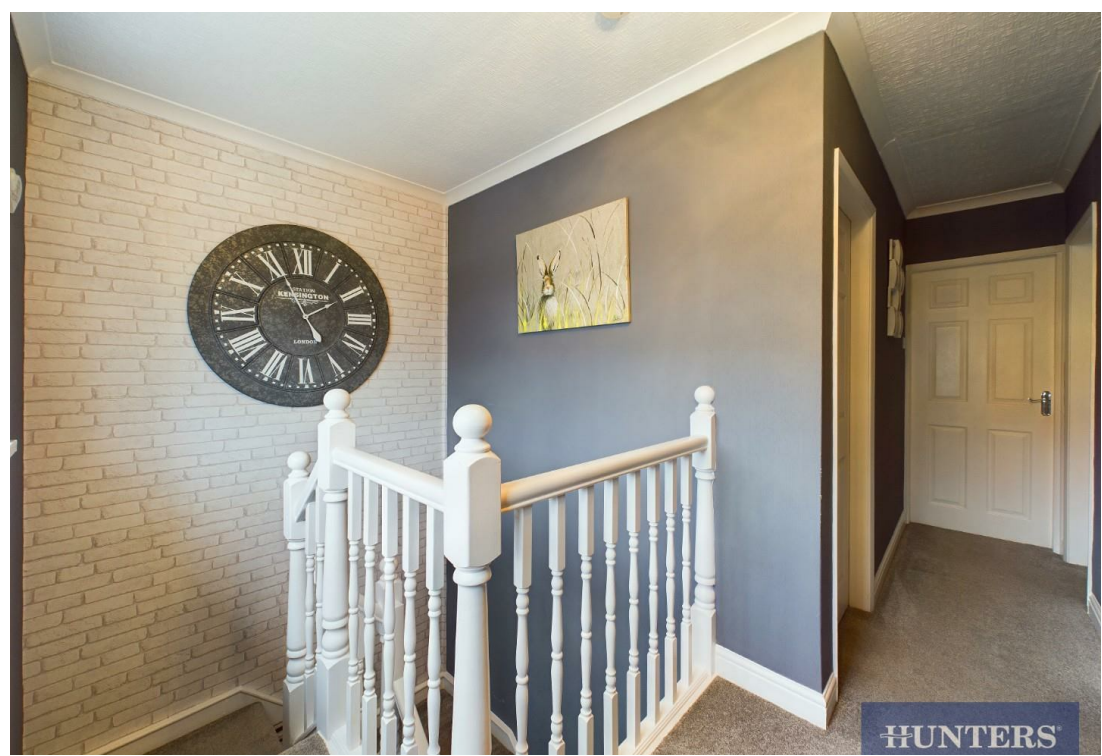
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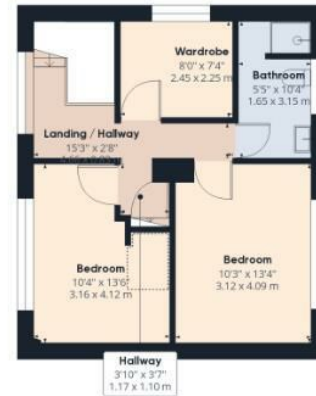


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Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>®</sup>

1614.36 ft<sup>2</sup>

149.98 m<sup>2</sup>

Reduced headroom

138.15 ft<sup>2</sup>

12.83 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

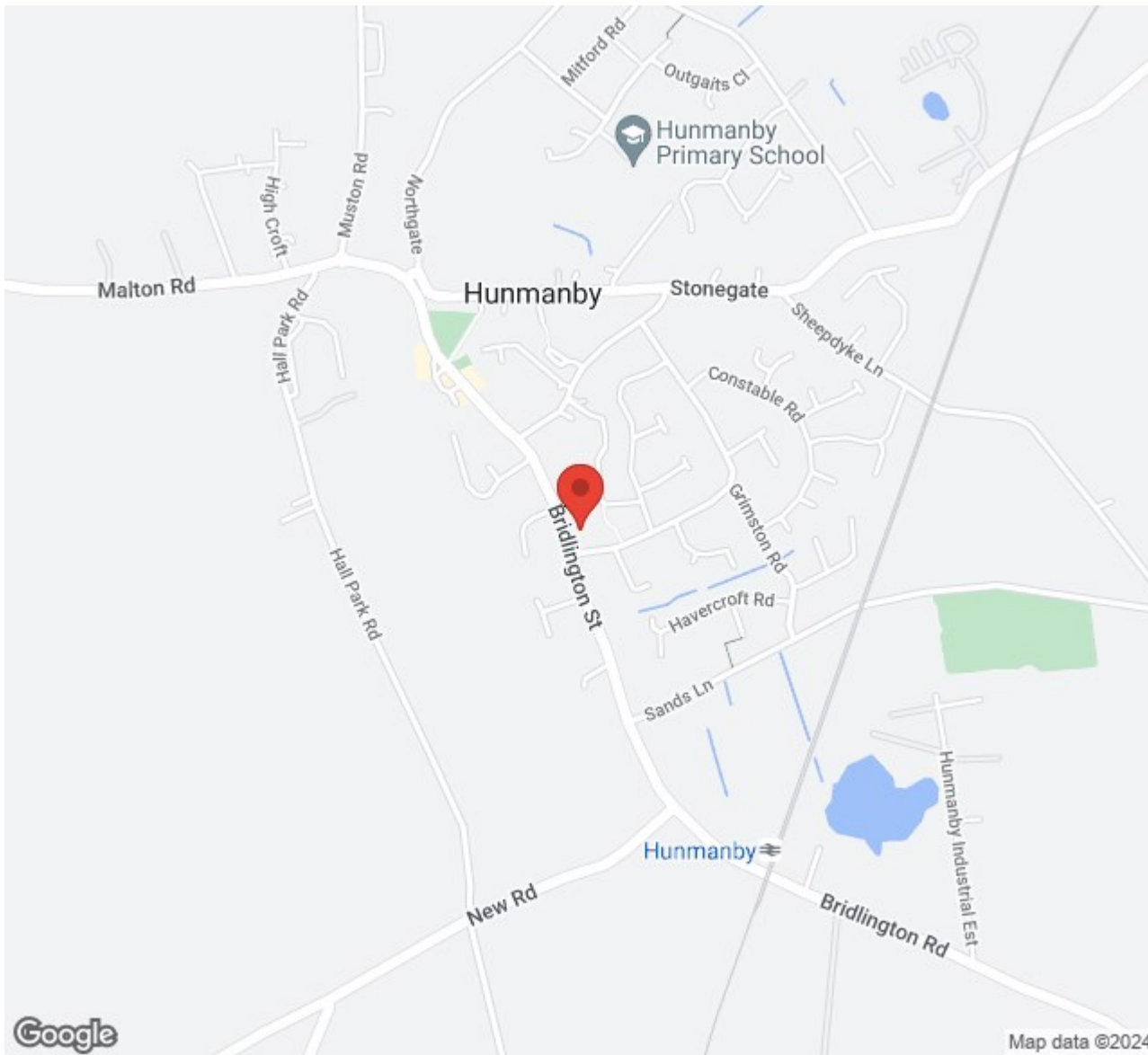
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.





## 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax: C

### 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.

7a Murray Street, Filey, YO14 9DA  
 Tel: 01723 338958 Email:  
 filey@hunters.com <https://www.hunters.com>



