



## Gap Road, Hunmanby Gap, Filey, YO14 9QP

- Detached Bungalow
- Sea Views
- Laundry Room
- Two Bedrooms
- Wrap Around Gardens
- EPC - F

**Offers In The Region Of £280,000**



# Gap Road, Hunmanby Gap, Filey, YO14 9QP - Offers In The Region Of £280,000

## DESCRIPTION

Hunters are pleased to bring to this market this two bedroom detached bungalow situated in a quiet cul de sac location on the outskirts of Filey in the stunning Hunmanby Gap, with the beach being just a short walk away adding coastal charm!

The property comprises of an open plan kitchen/lounge with dual aspect windows framing breathtaking sea views. The kitchen area incorporates a hob and electric oven with space for a fridge.

The laundry room is situated just off the kitchen providing plumbing for both a washing machine and dryer with space for a freezer and additional storage space.

The bungalow boasts two bedrooms, each offering serene retreats for rest and rejuvenation and a separate shower room.

Externally, the generous plot offers ample opportunities for gardening enthusiasts or outdoor activities, with the sea breeze providing a refreshing backdrop.

We are advised that the property is of non-standard construction and we believe it to be timber framed and asbestos clad. This property offers a great development opportunity for cash buyers.

With its idyllic location and captivating views, this two bedroom detached bungalow epitomizes coastal living at its finest, offering a tranquil haven where every day feels like a holiday by the sea.

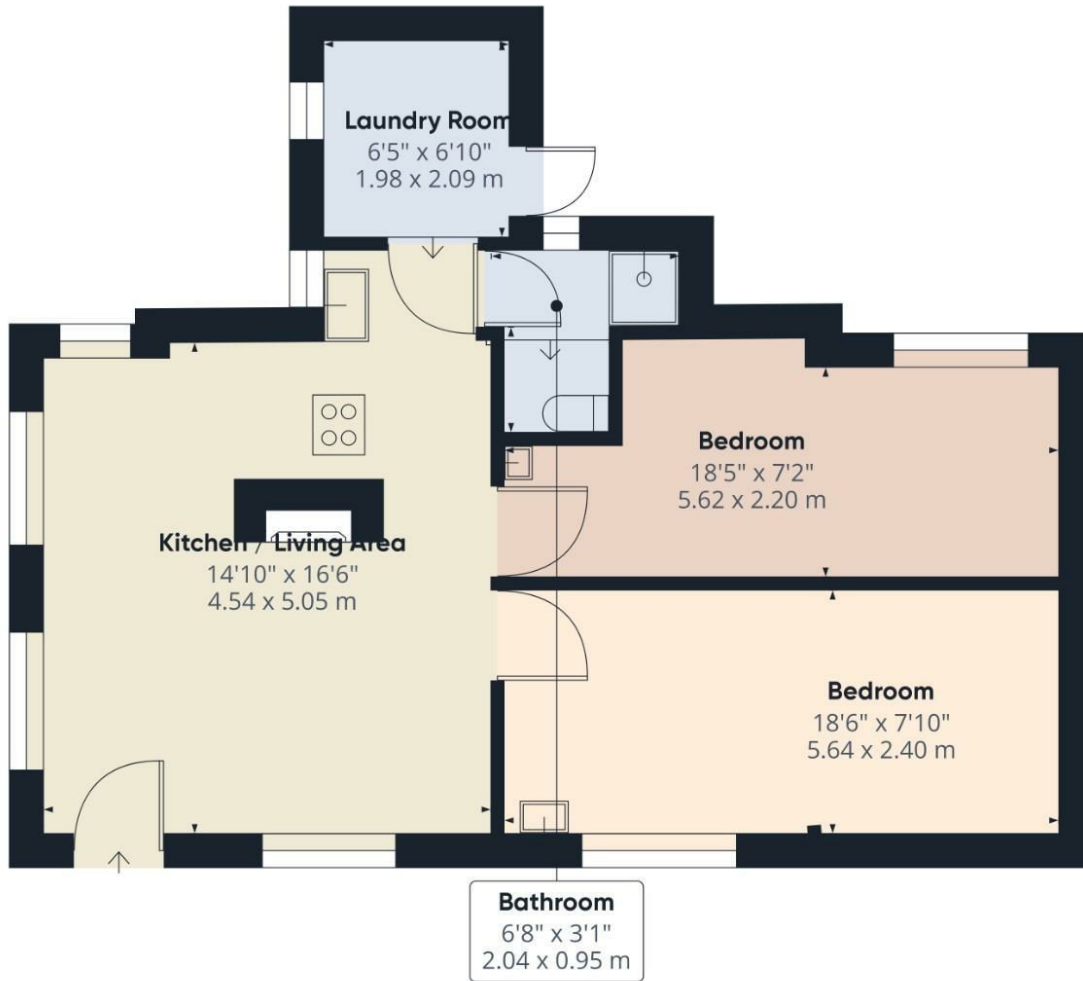
We believe the property to be freehold and are not aware of any restrictions.





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Approximate total area<sup>(1)</sup>  
617.25 ft<sup>2</sup>  
57.34 m<sup>2</sup>

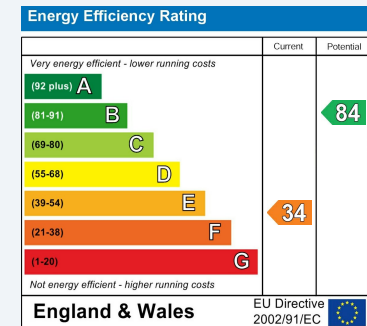
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.

### 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.