



## Havercroft Road, Hunmanby, Filey, YO14 0NE

- Semi Detached Dormer Bungalow
- Two Bedrooms
- Garage With Large Storage Area
- Gardens
- Off Road Parking
- EPC Grade - D

**Guide Price £210,000**



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## DESCRIPTION

Hunters are pleased to present this lovely two bedroom semi detached dormer bungalow, situated on a quiet residential street cul-de-sac in the village of Hunmanby. The village provides regular transport links via train and bus, and benefits from plenty of amenities such as doctors, shops, dentists, cafes and public houses, so you are never too far away from all of your essentials.

Upon entering the property, you are greeted with a spacious entrance hall, modern shower room with sink and toilet basin, spacious lounge with dual aspect windows and electric log burner effect fireplace, modern kitchen with range cooker, integrated fridge freezer, washing machine and dishwasher, and a light and airy sunroom providing access to the rear garden.

To the first floor, there are two spacious double bedroom, both of which benefit from fitted wardrobes and the main bedroom offering a separate WC which features a sink with vanity unit and toilet.

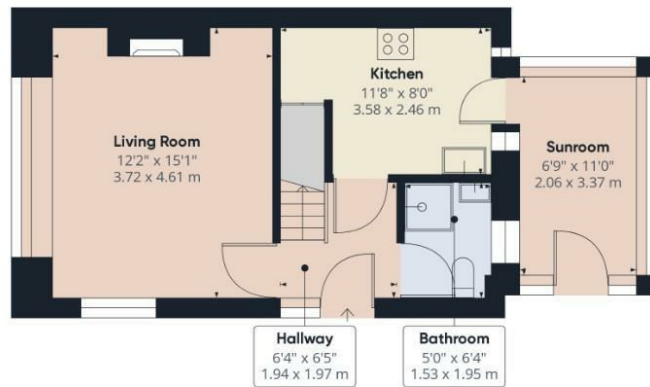
Externally, this welcoming home offers ample off road parking, low maintenance front and rear gardens and a garage with a large storage space to the rear which could be used for a multitude of purposes such as a home office, gym or playroom.

The property also benefits from UPVC double glazed windows and gas central heating.

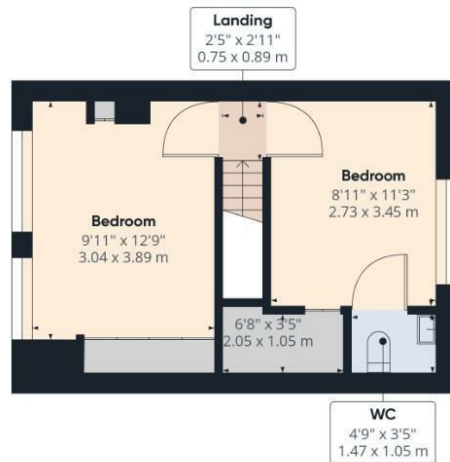
Call us now to arrange your viewing!







Ground Floor



Floor 1

HUNTERS

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

745.81 ft<sup>2</sup>  
69.29 m<sup>2</sup>

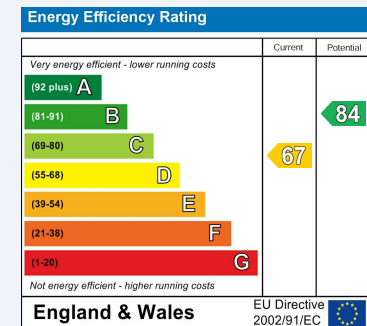
(1) Excluding balconies and terraces

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.



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