



Wentworth Way, Hunmanby

Filey, YO14 0LA



Guide Price £375,000

HUNTERS[®]
EXCLUSIVE

Wentworth Way, Hunmanby

DESCRIPTION

Nestled within the heart of a highly sought after area in the village of Hunmanby, this charming four bedroom detached bungalow epitomizes comfort, convenience, and style. Set upon a generous plot, its picturesque setting offers both tranquility and accessibility.

As you approach, you are greeted with lush greenery and neatly manicured gardens. A driveway leads seamlessly to the rear of the property to a garage that provides ample parking and storage space, ensuring convenience for residents and guests alike.

Upon entering the property, you are greeted with a convenient entrance porch, a spacious dining area with opening into a light and airy living room featuring dual aspect windows and gas stove. The dining area also has double doors opening into a modern kitchen with gloss wall and base units, AEG eye level oven and grill, integrated fridge freezer and dishwasher and plumbing for a washing machine.

This spacious property also offers four good sized bedrooms creating ample room for additional reception rooms or a home office. The main bedroom benefits from an ensuite with large shower unit, low level WC and sink with floating vanity unit. All other bedrooms have easy access to the family bathroom with shower over bath, low level WC and sink with floating vanity unit. Providing four bedrooms and two bathrooms, this home provides all the space you could need.

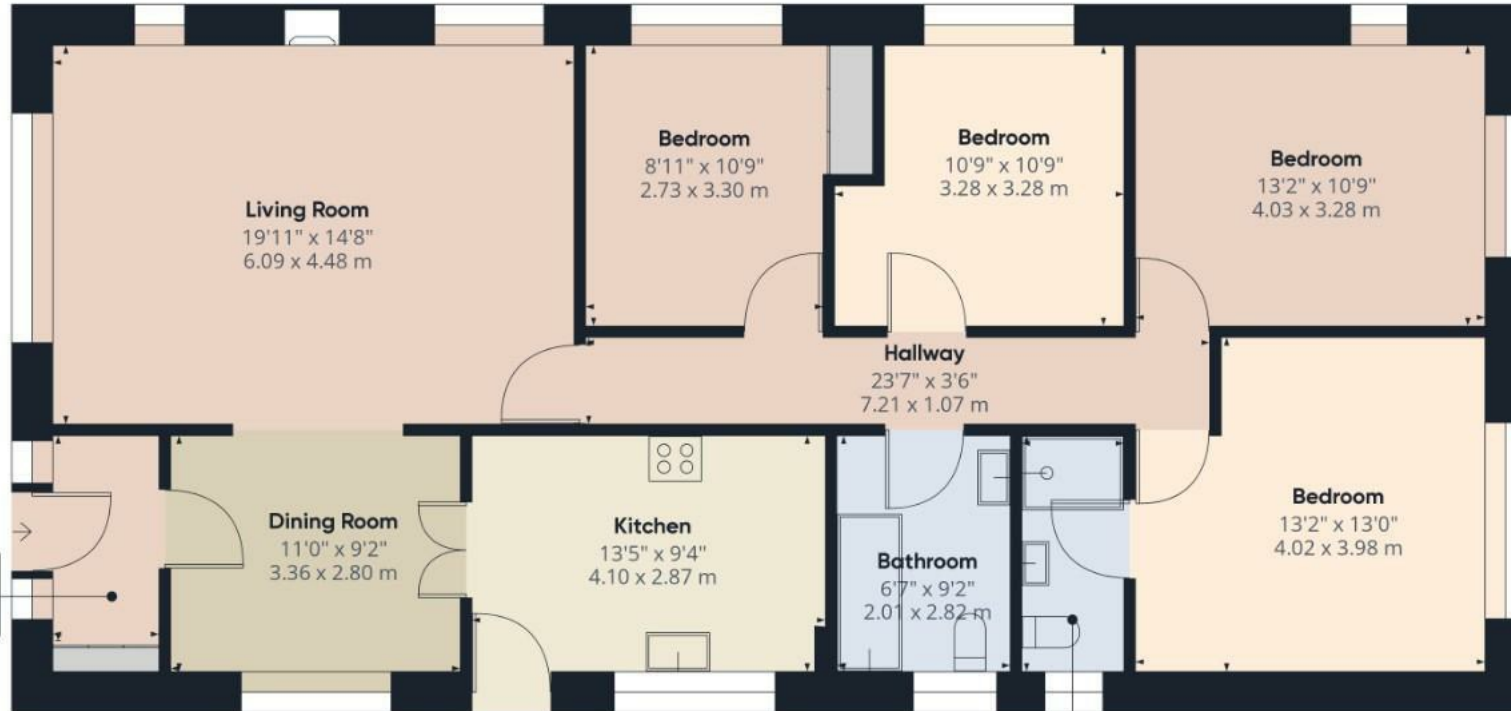
Externally, this incredible bungalow has stunning front and rear gardens with the rear garden benefitting from a good sized patio area, plenty of greenery and a handy summerhouse. This garden is the perfect place for relaxing in the sun or entertaining loved ones.

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

Call us now to arrange your viewing!







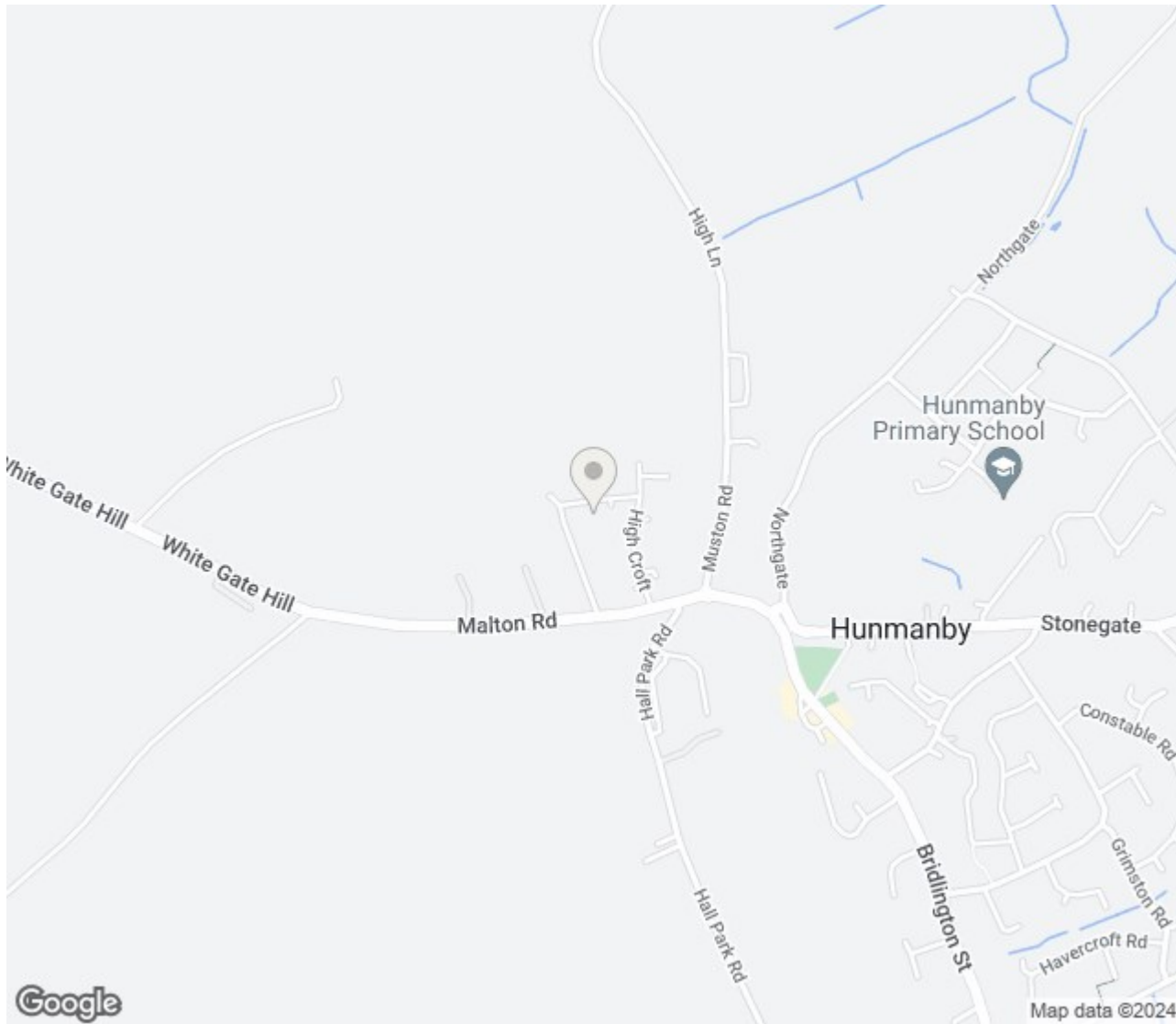
Approximate total area⁽¹⁾
1292.36 ft²
120.06 m²

(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.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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