



## Stonegate, Hunmanby

YO14 0PU



Offers In Excess Of  
**£375,000**

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Stonegate, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this stunning three bedroom detached dormer bungalow which has been thoughtfully designed over the years and is offered to market with no onward chain. The property is located in the popular village of Hunmanby which is conveniently situated only a short walk from all the local amenities the village has to offer, including shops, doctors and excellent transport links to Filey, Bridlington and Scarborough. To the ground floor, this spacious property boasts a convenient front porch, welcoming entrance hall, good sized double bedroom, modern shower room with large shower unit, light and airy living room with dual aspect windows and electric feature fireplace and an advantageous utility room to the side offering space for a washing machine and tumble dryer.

The heart of the home is a magnificent open-plan space that combines the kitchen, dining area, and additional living room. This expansive area is perfect for modern living, with a large bay window and glass doors that flood the space with natural light and provide seamless access to the garden. The kitchen is equipped with high-end appliances such as Neff oven and grill, Neff hob, Quooker hot water tap, integrated fridge freezer, plate warmer, built in Wi-Fi controlled Neff coffee machine and sleek countertops, making it perfect for both casual meals and entertaining guests.

Along with the bedroom downstairs, this fantastic home offers two further bedrooms on the first floor, one of which providing a modern ensuite bathroom with freestanding bath.

Externally, this property is situated on a desirable plot with front, side and rear gardens. With a number of seating area, you are not short of choice. There is a decked corner with pergola and an Indian Stone patio area with additional cabin to the rear which can be used as a home office, gym or additional living space. This property also offers a detached garage and ample off road parking with the bonus of an EV charging point







**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE



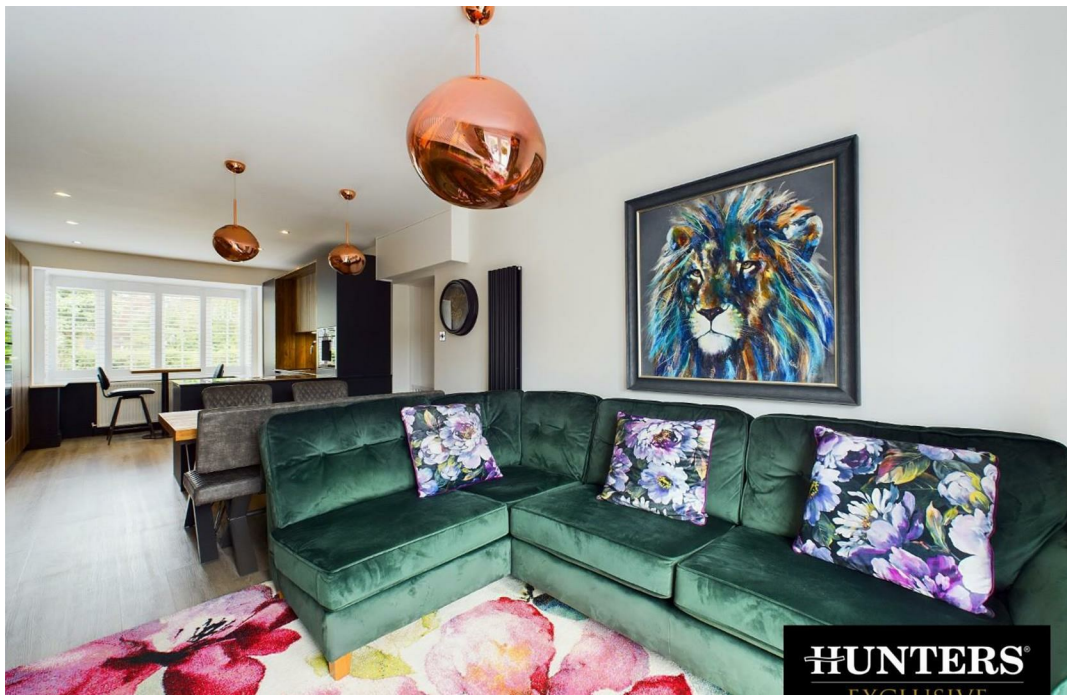
**HUNTERS**



**HUNTERS**

**HUNTERS**  
EXCLUSIVE





**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE

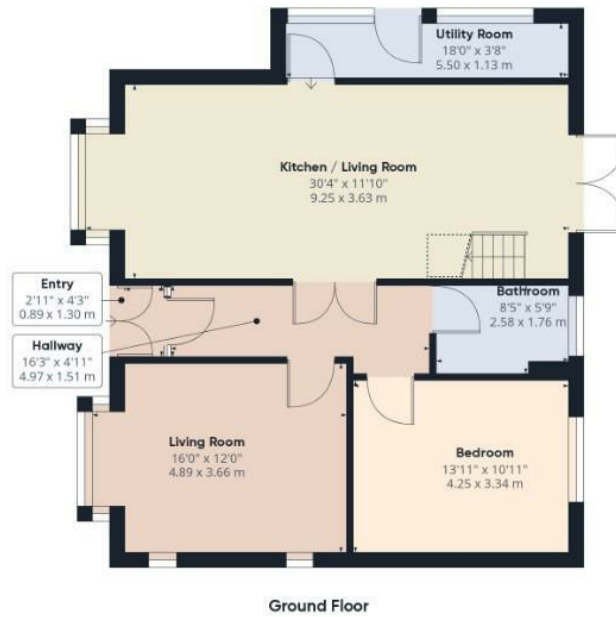


**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE

**HUNTERS**  
EXCLUSIVE



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

1252.74 ft<sup>2</sup>  
116.38 m<sup>2</sup>

**Reduced headroom**

81.25 ft<sup>2</sup>  
7.55 m<sup>2</sup>



(1) 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**







**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE



**HUNTERS**  
EXCLUSIVE

**HUNTERS**  
EXCLUSIVE