



Park Rise, Hunmanby

- Detached Bungalow
- Garage & Off Road Parking
- Two Bedrooms
- Gardens
- Cul-De-Sac Location
- EPC Grade - D

Asking Price £270,000

Tenure: Freehold

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Park Rise, Hunmanby

DESCRIPTION

Welcome to this charming detached bungalow located on the desirable cul-de-sac of Park Rise in Hunmanby. This lovely semi-rural village offers ample amenities from cafes, pubs and shops to doctors and a local primary school. There are also frequent transport links to neighbouring towns and villages.

This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests and is full of natural light with dual aspect windows. With two inviting double bedrooms, there's plenty of space for a small family or guests to stay over. The well-maintained and modern bathroom offers convenience and comfort. There is also a generously sized kitchen/diner with built in eye-level oven and grill, gas hob and space for a washing machine and fridge freezer.

Externally, there are low maintenance front and rear gardens. The rear garden offers a tranquil space to sit out and relax, and can be adapted to suit your desires. The property also features off road parking space for numerous vehicles, ensuring you never have to worry about finding a spot for your car. There is also a detached garage for additional storage space.

This property is freehold and we are not aware of any restrictions. This bungalow offers UPVC double glazing and gas central heating throughout.

Whether you're looking for a permanent residence or an additional home, this bungalow offers a wonderful opportunity to enjoy the beauty of Hunmanby. Don't miss out on the chance to make this lovely property your own and experience the joys of living in this idyllic location - call us to arrange your viewing!

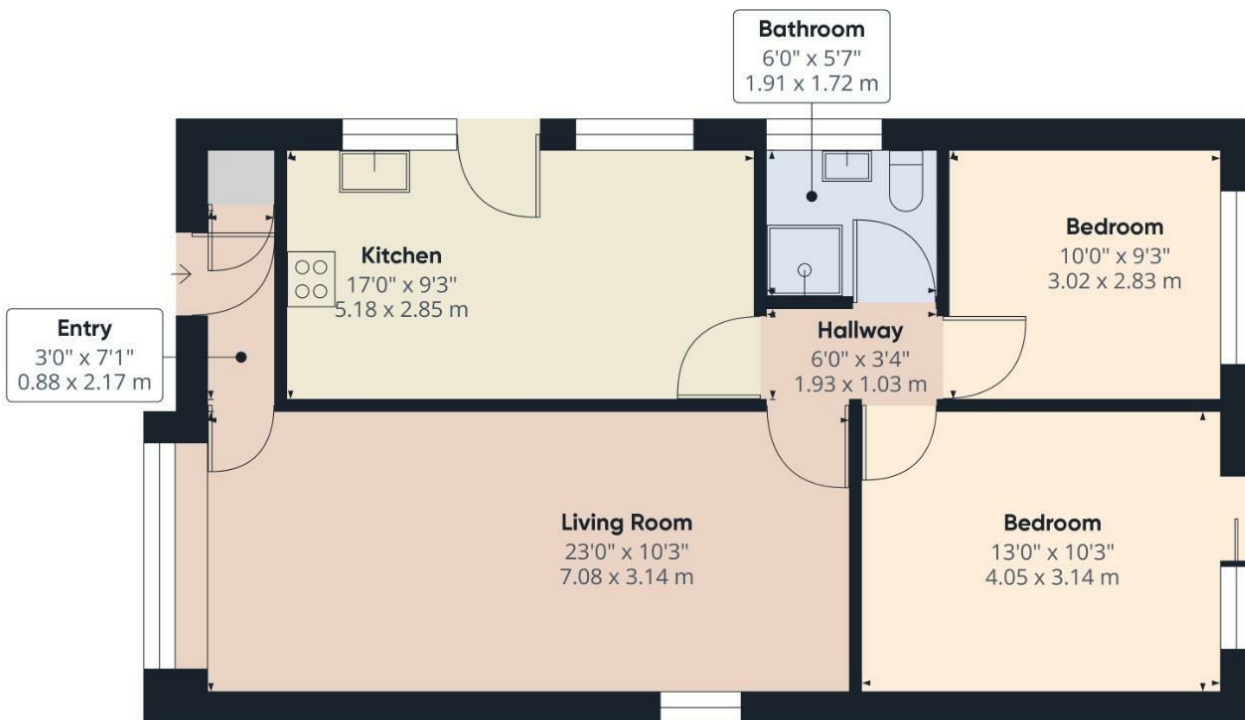


ENERGY PERFORMANCE CERTIFICATE

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Approximate total area¹
734.1 ft²
68.2 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

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>



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

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