

## Outgaits Close, Hunmanby, Filey, YO14 0QE

- Semi Detached Bungalow
- Three Bedrooms
- Garage & Off Road Parking
- Stunning Gardens
- Village Location
- EPC Grade - D

**Guide Price £250,000**



# Outgaits Close, Hunmanby, Filey, YO14 0QE

## DESCRIPTION

Welcome to Outgaits Close in the charming village of Hunmanby, near Filey! This delightful semi-detached dormer style bungalow offers a perfect blend of comfort and style. Hunmanby provides regular transport links to neighbouring towns of Filey, Scarborough and Bridlington, along with plenty of amenities such as a doctors surgery, shop, cafes and chemists. There are also lovely countryside walks nearby, and the property is situated within a short drive of Hunmanby Gap or Filey beach!

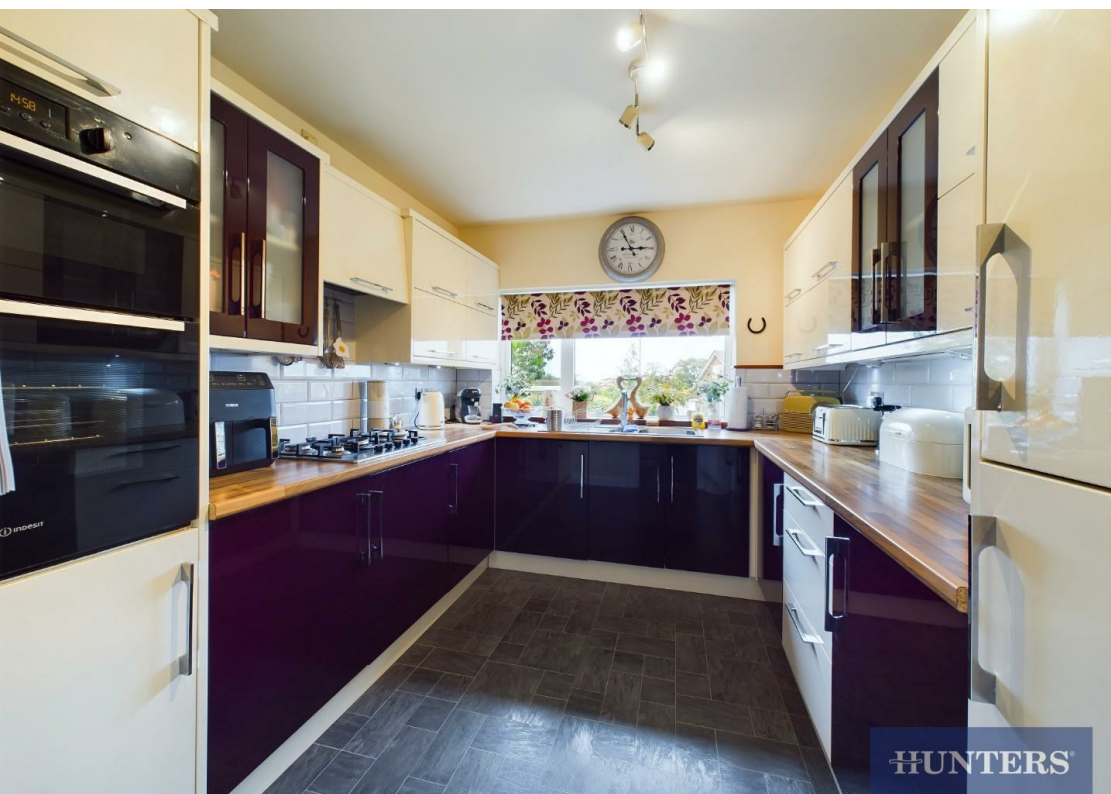
As you step inside, you are greeted by a spacious entrance hall and not just one, but two inviting reception rooms, which are ideal for entertaining guests or simply relaxing with your loved ones. The main living room offers a wall mounted electric feature fireplace, and a large window allowing for plenty of natural light. On the ground floor, there is also a modern kitchen mainly made of wall and base units, with an integrated fridge/freezer and washing machine, built-in double electric oven and five ring gas hob. The property also offers a downstairs bedroom and family bathroom.

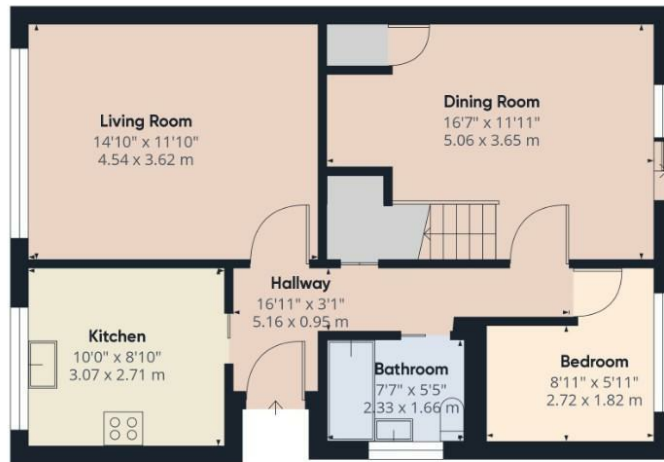
The property boasts three cosy bedrooms, providing ample space for a growing family or visiting guests. The main bedroom offers a discreet and hidden walk-in wardrobe the allows access to a private ensuite shower room and additional eaves storage space.

Parking is a breeze with ample off road parking and a detached garage, ensuring convenience for you and your visitors. The garage has an up and over door, power and lighting. Externally, the property offers stunning front and rear gardens, creating an exceptional space for relaxing in the sun and entertaining friends and family.

Located in the picturesque village of Hunmanby, this property offers a peaceful retreat while still being within easy reach of local amenities and the stunning coastline of Filey. Don't miss out on the opportunity to make this charming bungalow your new home. Book your viewing today!







Ground Floor



Floor 1

### 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.

**HUNTERS**

Approximate total area<sup>(1)</sup>  
905.24 ft<sup>2</sup>  
84.1 m<sup>2</sup>

(1) Excluding balconies and terraces

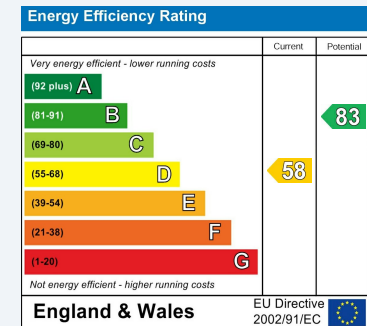
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.



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