



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

- Detached House
- Front and Rear Gardens
- Conservatory
- Three Bedrooms
- Garage and Off Road Parking
- EPC Grade - D

Offers In Excess Of £300,000



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DESCRIPTION

Welcome to Outgaits Close in the charming semi-rural village of Hunmanby, near Filey! This delightful detached house offers a perfect blend of comfort and practicality. With two reception rooms and three bedrooms, this property is ideal for those seeking a cosy yet spacious family home.

Hunmanby provides excellent transport links to neighbouring towns and villages, as well as ample amenities such as a shop, doctors surgery, primary school and plenty of parks, cafes and public houses.

As you enter the property, you are greeted by a convenient front porch and welcoming entrance hall. The hallway provides access to a well-appointed living room, perfect for entertaining guests or simply relaxing with your loved ones, with a multi-fuel burner for those colder days. There is also a beneficial downstairs WC / utility room, with a door to the rear garden. At the back of the property is an open-plan kitchen diner which offers access to a light and airy conservatory. The kitchen has ample storage with numerous wall and base units, along with an oven and gas hob, and space for a dishwasher.

As you ascend upstairs, this fantastic family home offers three good sized bedrooms, offering a peaceful retreat at the end of a long day! There is plenty of space for family and guests alike. The house bathroom is well-appointed, ensuring convenience and comfort for all residents, with a large shower cubicle, low level WC and hand wash basin.

Externally, this home offers an integral garage, perfect for a workshop area or additional storage. There is off road parking available providing convenience for all, as well as a low maintenance front garden. The rear garden is well maintained, mainly laid to lawn, with a lovely patio area creating a perfect outdoor seating area with beautiful plant borders.

The detached nature of the property provides privacy and a sense of exclusivity, making it a truly special find. Don't miss the opportunity to make this house your home, call us today!







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾
1070.26 ft²
99.43 m²

(1) Excluding balconies and terraces

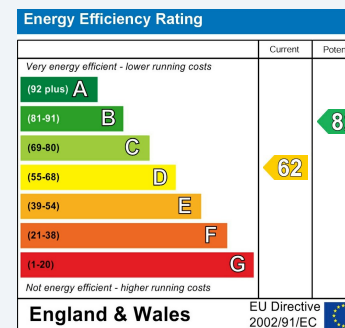
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

Viewings

Please contact 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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