



Constable Road, Hunmanby, Filey, YO14 0LH

- Link Semi-Detached House
- Gardens
- Ideal For A First Time Buyer or Investor
- Two Bedrooms
- Off Road Parking & Garage
- EPC - C

Offers Over £160,000



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DESCRIPTION

Offered to the market is this two bedroom link semi-detached house which is situated in the heart of Hunmanby village. Hunmanby features a local primary school and provides a wide range of amenities, including doctors' offices, cafes, shops, and regular bus and train services to nearby towns like Bridlington and Scarborough. Additionally, Hunmanby is only about 3.5 miles from Filey, offering access to a beautiful beach and further amenities.

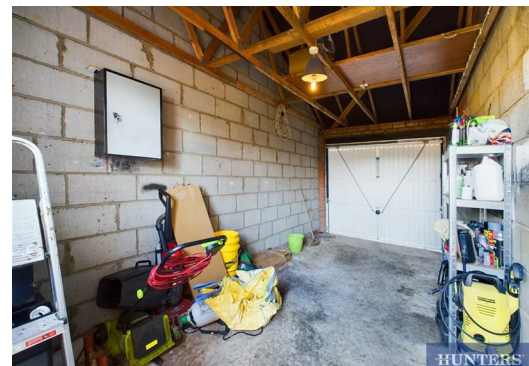
The property comprises of an entrance porch and a living room filled with lots of natural light plus a fireplace creating a perfect setting for cozy evenings in and a storage cupboard. The kitchen diner includes wall and base units with an integrated gas hob, oven and plumbing for a washing machine as well as plenty of storage space for all of your cooking needs.

Upstairs are two bedrooms which all share access to the family three piece shower room.

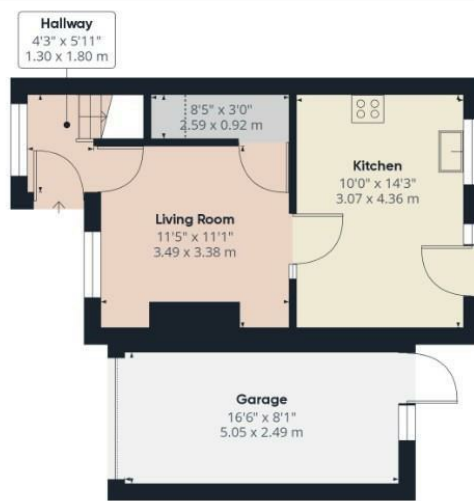
Externally the property offers a front and rear garden mainly laid to lawn with a paved space perfect for outdoor dining and entertaining. There is also a driveway to the front of the property leading to the garage offering further off street parking and storage.

We understand this property to be freehold and are not aware of any restrictions.

Call the office now to arrange your viewing!







Ground Floor



Floor 1

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.

HUNTERS

Approximate total area[®]

748.54 ft²
69.54 m²

Reduced headroom

5.94 ft²
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

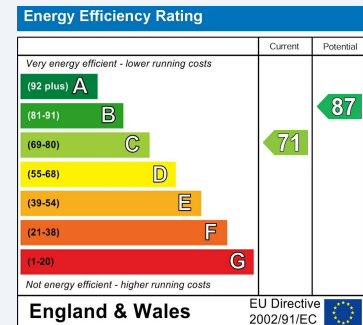
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.