



Hungate Lane, Hunmanby, Filey, YO14 0NP

- Semi Detached House
- Off Road Parking
- Three Bedrooms
- Gardens
- Corner Plot
- EPC Grade - C

Offers Over £180,000

Hungate Lane, Hunmanby, Filey, YO14 0NP



Nestled in the sought-after semi-rural village of Hunmanby, this three bedroom semi-detached home offers an exciting opportunity for buyers looking to create their perfect property. Situated on a spacious corner plot, the house enjoys front, side, and rear gardens, providing plenty of outdoor space that is ready to be transformed.



The ground floor features a welcoming entrance hall that leads into a bright and comfortable living room. Adjacent is a well-proportioned kitchen, complete with a handy pantry cupboard for extra storage. At the rear of the property, a thoughtfully added extension offers a versatile room that can be used as a dining room or a ground-floor bedroom, with a bathroom conveniently located off this space.

Upstairs, the property offers three generously sized bedrooms, ideal for family living or accommodating guests, along with a spacious wet room for added practicality.

Outside, the corner plot provides plenty of scope for landscaping enthusiasts to personalize the gardens, with a handy outbuilding for additional storage. There is also a dedicated parking space to the side of the house, offering convenient off-road parking.

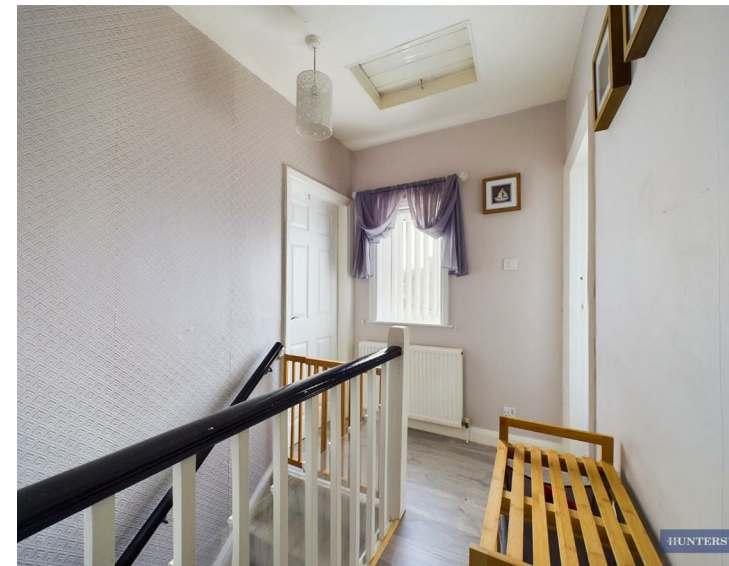


This home also boasts owned solar panels, providing an energy-efficient feature that contributes to reduced utility costs. The village of Hunmanby offers an array of amenities, including shops, a primary school, a doctor's surgery, and traditional pubs, as well as regular transport links to nearby areas.

With its flexible layout, desirable location, and tremendous potential, this property is perfectly suited to investors or first-time buyers looking to make their mark in a vibrant and well-connected community.



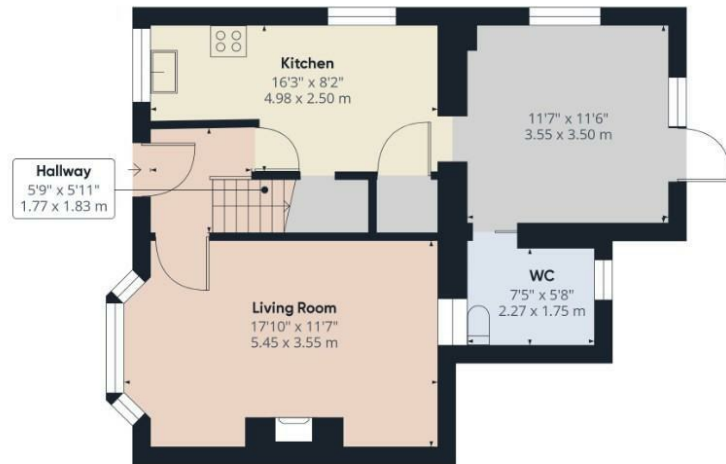
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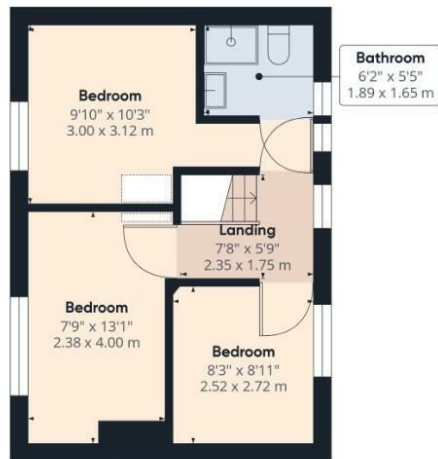
HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at

Coadjute and they charge a fee for this service.



Ground Floor



Floor 1

HUNTERS®

Approximate total area⁽¹⁾
902.25 ft²
83.82 m²

(1) Excluding balconies and terraces

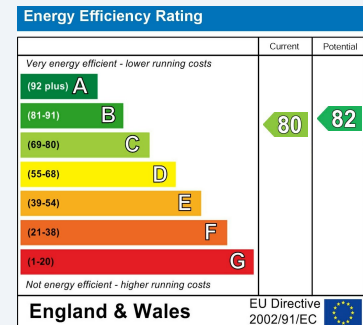
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.