



Percy Road, Hunmanby, Filey, YO14 0NQ

- Semi Detached Bungalow
- No Onward Chain
- Garage & Driveway
- EPC Grade - C
- Two Bedrooms
- Corner Plot
- Large Garden

Guide Price £200,000

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Offered to the market with no onward chain, this beautifully presented two-bedroom semi-detached bungalow is nestled on a spacious corner plot within the sought-after village of Hunmanby, near the picturesque coastal town of Filey.

Boasting turnkey condition throughout, this delightful home offers a peaceful village lifestyle while benefitting from a wealth of local amenities, including a doctor's surgery, dentist, pubs, cafes, and excellent transport links via both bus and train to surrounding towns and villages. The award-winning Filey beach and Brigg are just a short drive away, perfect for those who enjoy seaside living.



The bungalow is approached via a welcoming entrance hall which leads into a well-equipped kitchen fitted with a range of wall and base units, an electric oven, and a gas hob. The spacious living room enjoys a pleasant outlook over the quiet residential street, offering a light and inviting space to relax.

There are two generously sized bedrooms, both served by a modern family bathroom with an electric shower over the bath. Outside, the property continues to impress with lovely wrap-around gardens, mainly laid to lawn with plant and shrub borders, and a patio area ideal for outdoor dining or entertaining.



To the rear, a detached garage and driveway provide off-road parking, with ample space for a caravan or motorhome. Given the size of the plot, there is excellent potential for extension (subject to necessary planning permissions), offering scope for future development.

This superb bungalow combines comfortable living, a great location, and outdoor space, making it an ideal choice for a range of buyers, particularly those seeking a peaceful yet well-connected village setting. The property also benefits from cavity wall insulation and gas central heating. Call us now to arrange your viewing!

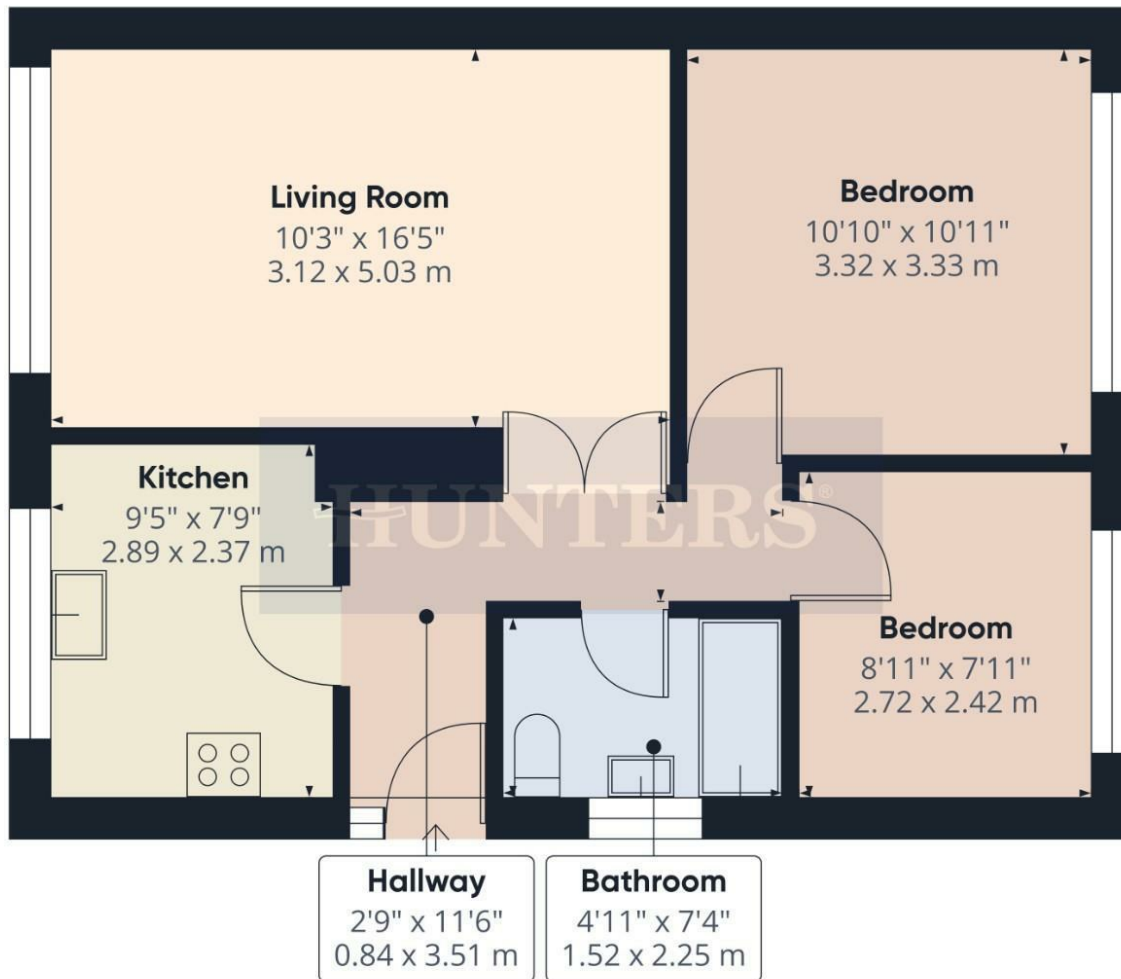


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HMRC

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.



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Approximate total area⁽¹⁾
544 ft²
50.5 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.

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Viewings

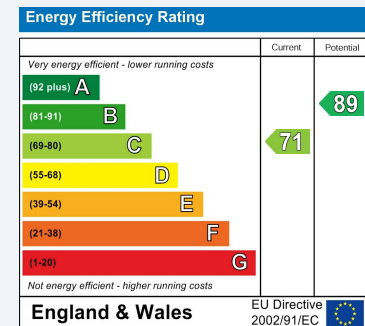
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.