

## Fountayne Road, Hunmanby, Filey, YO14 0LU

- Semi Detached Bungalow
- Desirable Village Location
- Gardens
- Two Bedrooms
- Garage & Driveway
- EPC Grade: D

**Asking Price £180,000**





# Fountayne Road, Hunmanby, Filey, YO14 0LU

## DESCRIPTION

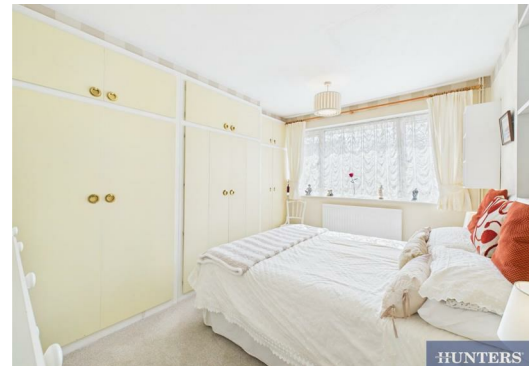
Hunters are delighted to bring to the market this well-presented semi-detached bungalow, quietly situated in the sought-after semi-rural village of Hunmanby. The property offers comfortable and versatile accommodation with the added benefit of off-road parking, a garage, and attractive gardens to both the front and rear.

The interior is arranged to provide a welcoming hallway leading into a light and spacious living room, a well-appointed kitchen with space for a washing machine, oven and fridge/freezer, two bedrooms with one currently used as a dining room, a bright sunroom overlooking the rear garden, and a modern wetroom-style bathroom. The home is tastefully decorated throughout and benefits from gas central heating.

Outside, the property enjoys a gravelled low-maintenance front garden, while the rear garden is particularly appealing with a lawned area, planted borders, a patio seating space, and a raised decked terrace, ideal for enjoying the sunshine and outdoor entertaining.

Hunmanby itself is a highly desirable village, offering a wonderful balance of rural charm and convenience. It benefits from a train station and regular bus routes, making it well connected to nearby towns and the coast. Within the village you will also find a doctors' surgery, opticians, a variety of shops and cafés, a community centre, and many other local amenities, providing almost everything you could need right on your doorstep.

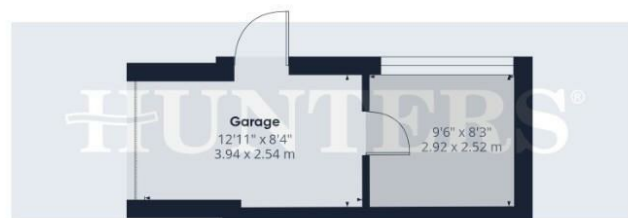
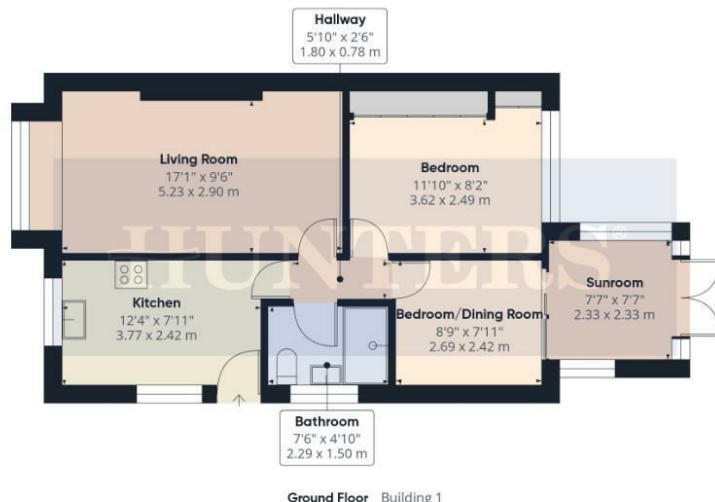
This is a lovely opportunity to acquire a bungalow in a thriving village location with excellent facilities and transport links, while still enjoying the peace and character of a semi-rural setting.











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Approximate total area<sup>(1)</sup>  
765 ft<sup>2</sup>  
71.1 m<sup>2</sup>

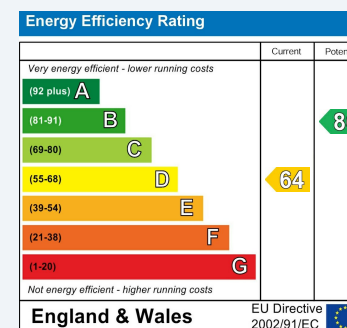
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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](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.