



## Gap Road, Hunmanby Gap, Filey, YO14 9QP

- Detached House
- No Onward Chain
- Large Garden
- Viewing Recommended
- Two Bedrooms
- Loft Conversion
- Private Driveway & Garage
- EPC Grade: E

**Guide Price £260,000**



# Gap Road, Hunmanby Gap, Filey, YO14 9QP

## DESCRIPTION

Nestled in the charming area of Hunmanby Gap, Filey, this delightful house on Gap Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to the stunning coastline and the picturesque surroundings that this part of Yorkshire is renowned for.

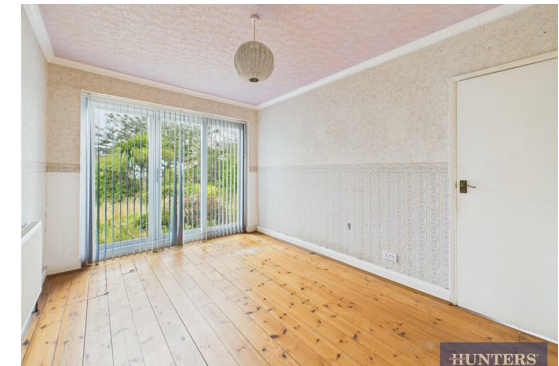
As you approach the house, you will be greeted by a welcoming façade that hints at the warmth and character within. The interior boasts a well-thought-out layout, designed to maximise space and natural light, creating an inviting atmosphere for both relaxation and entertaining.

The living areas are spacious and versatile, allowing for a variety of furnishings and personal touches. The kitchen is functional and well-equipped, making it a joy for any home cook to prepare meals. The bedrooms are generously sized, providing a peaceful retreat at the end of the day, while the bathroom is spacious enough to provide comfort for all residents.

Outside, the property benefits from a front and rear garden space, perfect for enjoying the fresh air or hosting gatherings with family and friends. The location is not only tranquil but also conveniently close to local amenities, making it an ideal choice for families and professionals alike.

In summary, this house on Gap Road is a wonderful opportunity for those seeking a home in a serene coastal setting, combining the best of both countryside charm and seaside living. This property is sure to impress with its potential and prime location.

Please be advised that we have been unable to verify the structure of the property, and we would advise all purchasers to conduct their own investigations on this before proceeding.







Ground Floor



Floor 1

**HUNTERS**

Approximate total area<sup>(1)</sup>

1367 ft<sup>2</sup>

126.9 m<sup>2</sup>

Reduced headroom

90 ft<sup>2</sup>

8.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

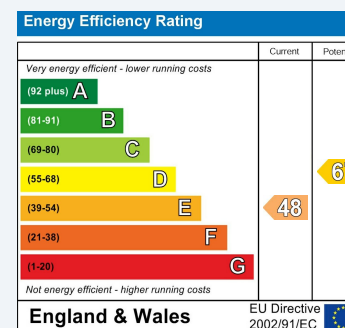
..... Below 5 ft/1.5 m

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.