

## Burlyn Road, Hunmanby, Filey, YO14 0QA

- Detached House
- No Onward Chain
- Detached Garage & Parking
- Conservatory
- Four Bedrooms
- Perfect Family Home
- Lovely Rear Garden
- EPC Grade: C

**Asking Price £340,000**





# Burlyn Road, Hunmanby, Filey, YO14 0QA

## DESCRIPTION

Nestled on Burlyn Road in the charming village of Hunmanby near Filey, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a tranquil setting.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The living room is bathed in natural light, creating a warm and inviting atmosphere. The well-appointed kitchen provides ample space for culinary adventures, making it a delightful hub for family gatherings.

The property boasts two modern bathrooms, ensuring convenience for all residents. Each of the four bedrooms is generously sized, offering plenty of room for relaxation and personal space, with one also offering a convenient dressing room.

Step outside to discover a lovely rear garden, a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space enhances the appeal of the property, providing a wonderful area for children to play or for hosting summer barbecues.

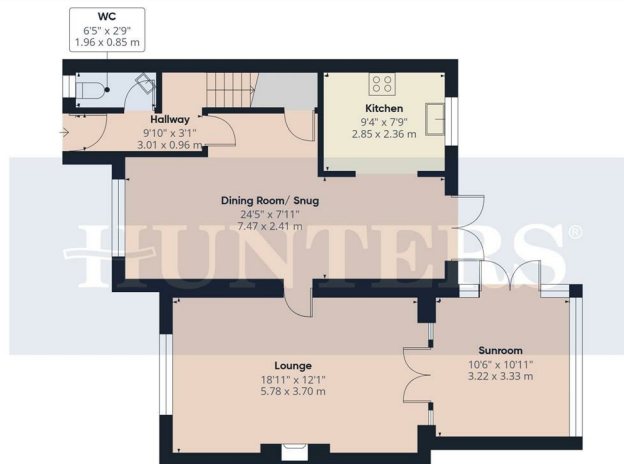
Located in the picturesque village of Hunmanby, this home is within easy reach of local amenities and the stunning coastline of Filey. With its charming character and spacious layout, this detached house on Burlyn Road is a fantastic opportunity for those looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this lovely property your new home.



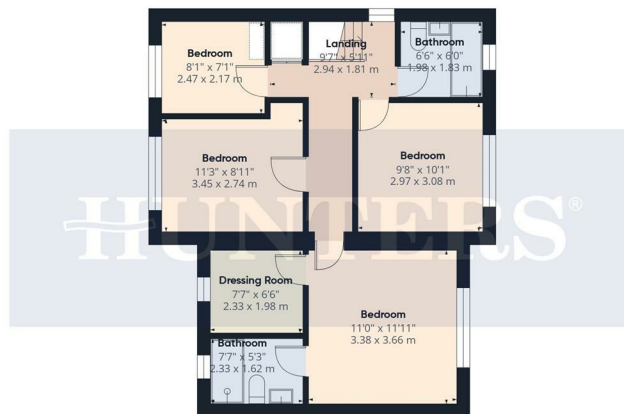








Ground Floor



Floor 1

HUNTERS

Approximate total area<sup>(1)</sup>  
1355 ft<sup>2</sup>  
125.9 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.

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## Viewings

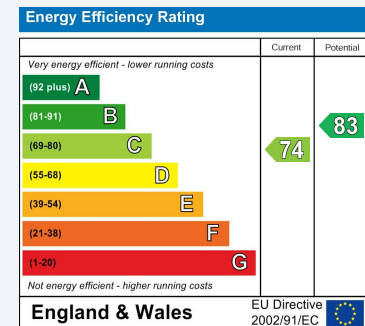
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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.