



Wrangham Drive, Hunmanby, Filey, YO14 0PZ

- Link Detached House
- Family Bathroom
- Low Maintenance Garden
- Three Bedrooms
- Garage & Off Road Parking
- EPC Grade - D

Guide Price £295,000



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DESCRIPTION

Hunters are pleased to bring to the market this three bedroom link-detached house. This property is situated within a quiet cul-de-sac, in the peaceful village of Hunmanby that is also within walking distance of local amenities, regular transport links and an array of eateries and pubs. There is also a primary school nearby and is situated only a short distance to the nearest secondary school in Filey. This property would suit a magnitude of buyers from those seeking their first home, someone needing to upsize or investors alike.

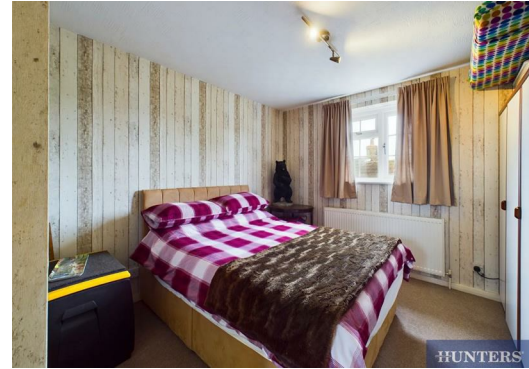
Upon entering the property you are greeted by a front porch, welcoming living room with doors to the garden and a spacious kitchen with space for a fridge freezer and washing machine. The ground floor also offers the advantage of a conservatory with patio doors to the garden, perfect for a summers day whilst also being multifunctional to use as a second reception room, home office or children's playroom.

Upstairs, this great family home offers three good sized bedrooms and a family bathroom with corner shower unit, low level WC and hand wash basin.

Externally this property boasts a low maintenance side and rear garden with a shed for additional storage and a spacious patio area, perfect for entertaining family and friends. There is also off road parking available and a garage offering further storage.

We believe the property to be freehold and are not aware of any restrictions.

Contact us now to arrange your viewing!





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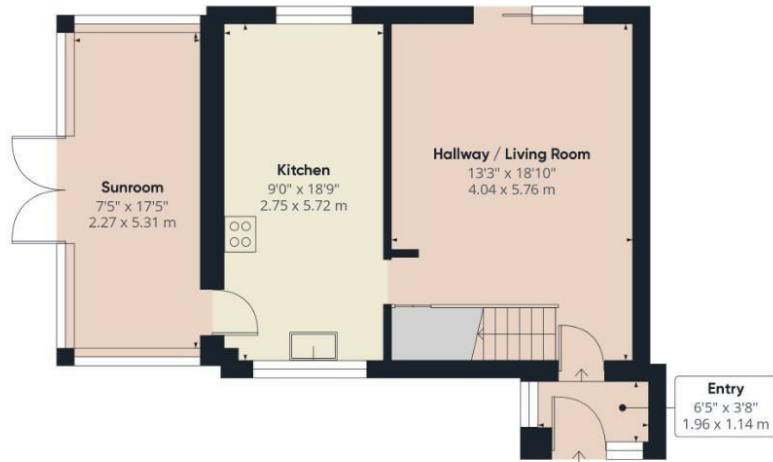
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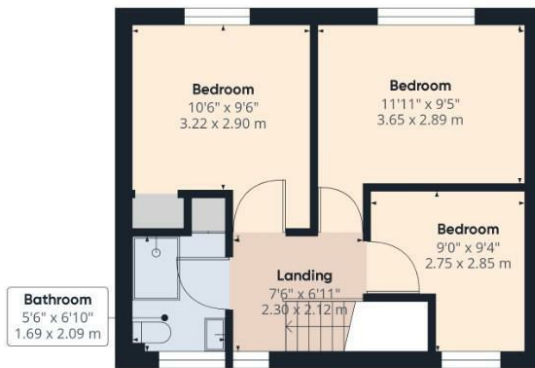
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

985.55 ft²
91.56 m²

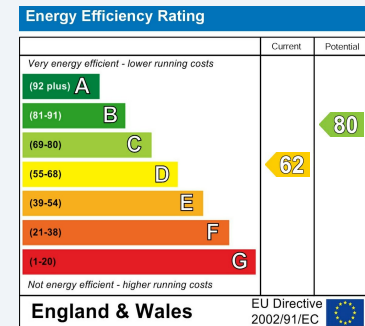
(1) Excluding balconies and terraces

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

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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.



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