



1 Alma Square, Hunmanby, Filey YO14 0JS
Guide Price £235,000



- BEAUTIFULLY PRESENTED LINKED DETACHED CHARACTER COTTAGE
- THREE BEDROOMS
- LOVELY KITCHEN DINER
- CURRENTLY RUNNING AS A SUCCESSFUL HOLIDAY LET
- HUNMANBY VILLAGE LOCATION
- TUCKED AWAY IN A PRIVATE COURTYARD RIGHT IN THE HEART OF THE VILLAGE

+++CPH ARE PLEASED TO OFFER TO MARKET THIS THREE BEDROOM LINK DETACHED COTTAGE WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT. LOCATED IN THE WOLDS VILLAGE OF HUNMANBY, CONVENIENTLY SITUATED FOR ALL LOCAL AMENITIES AND CURRENTLY RUNNING AS A SUCCESSFUL HOLIDAY LET. A CHARACTERFUL PROPERTY READY TO GO AND TUCKED AWAY IN A QUAIN PRIVATE COURTYARD JUST OFF THE MAIN STREET. +++

The property has benefitted from a scheme of updating throughout which includes the opening up of the kitchen into the former dining room to create a spacious open plan living space, two wood burning stoves and bathroom improvements, but still retains its character with exposed beams and fireplaces.

The property comprises in brief: Entrance hall, living room, open plan dining kitchen with conservatory off and a handy ground floor shower room. A door leads you out to the rear where you are greeted with a pleasant Courtyard, ideal for enjoying the sunny days.

To the first floor there are three bedrooms and the house bathroom. The property benefits from gas heating and is partly Double glazed.

Being located within the heart of the Wolds village of Hunmanby, the property affords excellent access to a wide range of amenities and attractions including scenic walks, local shops, supermarket, Doctors surgery, public house golf course, tennis courts and gym at the nearby Hunmanby Hall plus the village does have a train station and bus route into the nearby towns.

Due to the property running as a successful holiday let, viewings are by appointment and work around bookings so please consider this when making appointments. Offered with NO ONWARD CHAIN. Internal viewings is truly a must.





Accommodation

Entrance Hall
Staircase to first floor and door into Lounge

Lounge
11'1" x 10'9"

Open plan Dining Kitchen Living space
27'6" x 11'1"

A light and airy room with quad aspect windows, The main Heart of the property with wood burner and exposed beams. The kitchen area is fitted with a range of sage green units with complimenting 'Caldeira Zenith' with Ironstone effect worksurfaces.

Conservatory
10'5" x 4'7"

Ground floor shower Room
Very handy for those returning days from the beach.

First Floor

First Floor landing
With door off to all bedrooms and bathroom

Bedroom One
13'9" x 11'1"

Bedroom Two
13'9" x 8'2"

Bedroom Three
13'9" x 5'10"

Bathroom
6'10" x 4'11"

Outside

The property is located through an archway just off Bridlington Street.

On entering through a right of way past the neighboring properties beautifully presented garden to the main door of the property. A beautiful Red brick facade with pan tile roof and cottage style windows.

To the rear is an enclosed private patio space sun trap with a gated access and a handy outhouse.

Tenure

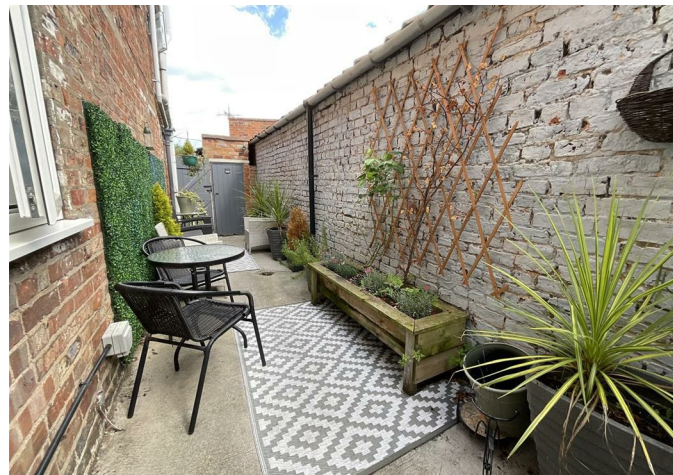
We are informed that the property is Freehold

Council Tax and EPC

Council tax - we believe the property to be a C but purchasers should confirm this for themselves.

EPC - D 55

Details Prepared by/ Date
GV 19/08/24



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

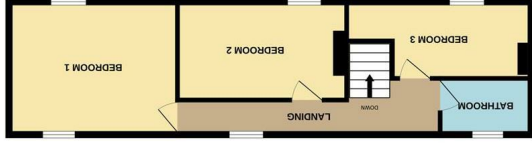


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Very energy efficient - lower running costs	(92 plus) A
	Very energy efficient - higher running costs	(1-20) G
Current	Very energy efficient - lower running costs	(81-91) B
	Very energy efficient - higher running costs	(21-38) F
Potential	Very energy efficient - lower running costs	(69-80) C
	Very energy efficient - higher running costs	(1-20) G
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	Very environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Very environmentally friendly - lower CO ₂ emissions	(81-91) B
	Very environmentally friendly - higher CO ₂ emissions	(21-38) F
Potential	Very environmentally friendly - lower CO ₂ emissions	(69-80) C
	Very environmentally friendly - higher CO ₂ emissions	(1-20) G

TOTAL FLOOR AREA : 1059 sq. ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

