



125 Stonegate, Hunmanby, Filey, YO14 0PU  
Price Guide £395,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- STUNNING, FOUR/FIVE BEDROOM HOME
- THREE RECEPTION ROOMS - DOWNSTAIRS BEDROOM & SHOWER ROOM
- IDEAL FOR MULTI-GENERATIONAL LIVING
- LAWNED & PAVED GARDENS
- OFF-STREET PARKING
- WITHIN THE POPULAR VILLAGE OF HUNMANBY

Located within the ever popular HUNMANBY village is this STUNNING FOUR/FIVE BEDROOM semi-detached family home which offers SPACIOUS OPEN PLAN LIVING throughout and may be of interest to those searching for MULTI-GENERATIONAL LIVING arrangements. The property has been RENOVATED to a HIGH STANDARD and is complete with THREE RECEPTION ROOMS plus a feature OPEN PLAN KITCHEN/DINER/FAMILY ROOM, downstairs SHOWER ROOM and BEDROOM, EN-SUITE to the MASTER, OFF-STREET PARKING and GARDENS.

The property has renovated throughout and 'in our opinion' is offered to the market in immaculate decorative order. The living arrangements comprises on the ground floor; entrance porch, inner hallway with stairs to the first floor and understairs storage, a bay fronted lounge with a log burner and is open to a formal dining room, a feature open plan modern kitchen/dining/family room which is light and airy due to having three skylights and bi-folding doors out to the rear gardens and a rear hallway with access to a sun room. To the first floor lies a landing, a master bedroom with an en-suite shower room, three further bedrooms (one with built-in wardrobes) and a house bathroom. Externally, to the front of the property lies a garden laid mainly to lawn with a block paved driveway which provides off-street parking for multiple vehicles. To the rear of the property lies an enclosed paved garden with a raised paving area housing a summerhouse, all enclosed by fenced boundaries.



Being located within the ever popular Hunmanby village, means that the property provides excellent access to a wide range of amenities and attractions including local shops, a church and a community hall as well a choice of popular eating and drinking establishments. Hunmanby is also on a regular bus and train route of which provides this property to be easy to commute into Scarborough, Bridlington, Filey and beyond.



ACCOMMODATION:

GROUND FLOOR

Entrance Porch

9'10" x 3'7"

Inner Hallway

11'5" max x 9'10" max

Dining Room

16'0" x 11'1" max

**Opening to:**

Lounge

13'9" max into bay x 11'5" max

Open Plan

Kitchen/Dining/Family Room

21'3" x 9'6" max plus 14'1" x 7'10"

Downstairs

Bedroom/Study/Snug

9'10" x 9'10"

Hall

7'2" x 3'3"

Shower Room

7'2" x 6'2"

Sun Room

11'9" x 9'6"

FIRST FLOOR

Landing

14'9" max x 9'10" max

Master Bedroom

15'8" x 9'10"

En-suite to the Master Bedroom

9'10" x 4'3"

Bedroom Two

12'1" x 11'9" max

Bedroom Three

13'1" x 11'5" max into wardrobes

Bedroom Four

11'1" x 7'10"

House Bathroom

7'6" x 5'10"

Details Prepared/Ref

**TLPF/221024**



**Interested? Get in touch:**

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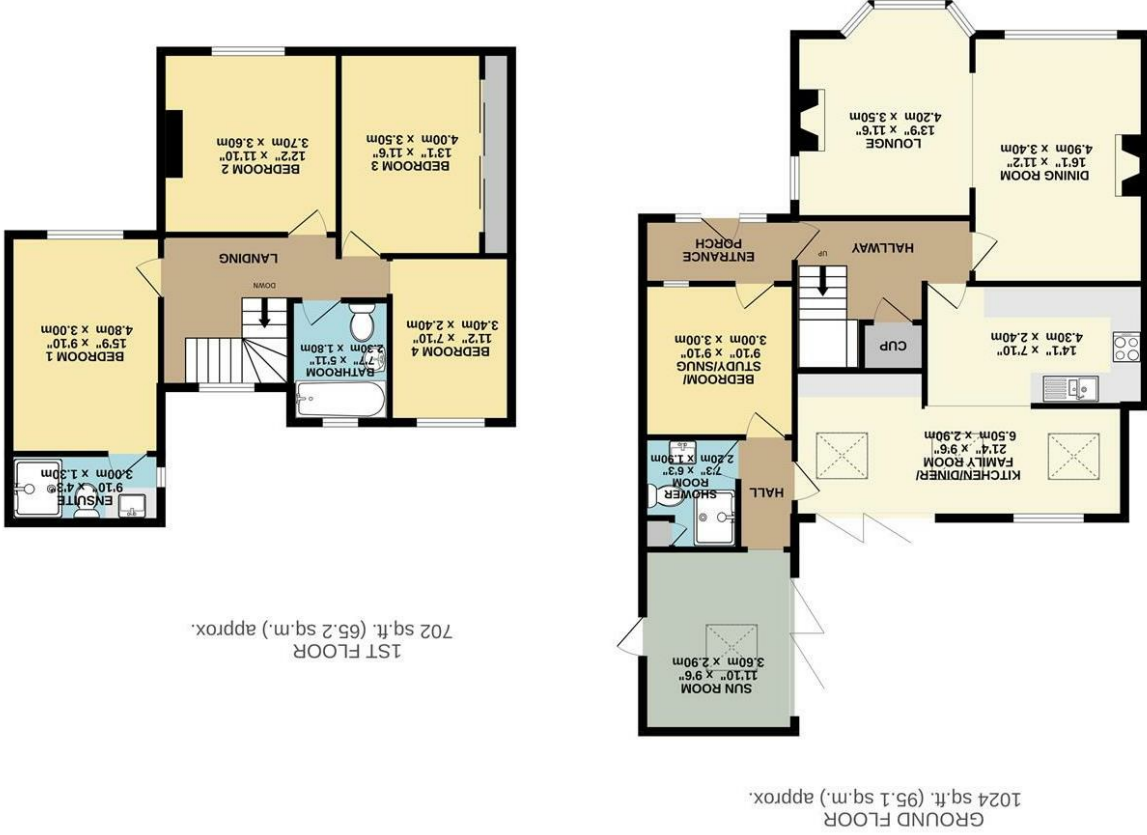
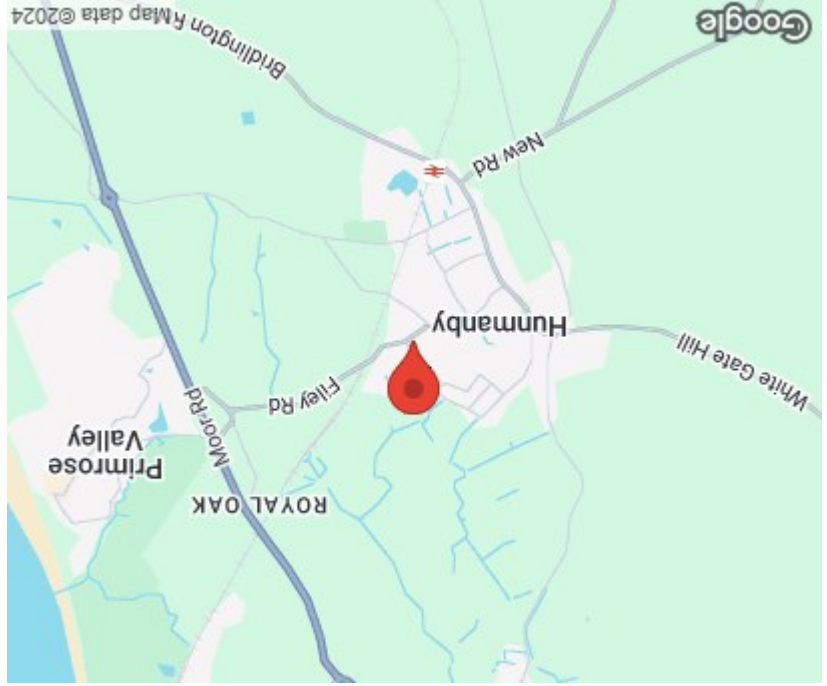
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Very environmentally friendly - higher CO <sub>2</sub> emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	62
Potential	78



TOTAL FLOOR AREA: 1726 sq.ft. (160.3 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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