



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



- 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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CPH



Environmental Impact (CO ₂) Rating	
Current	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (39-54) D (21-38) E (1-20) F G Not environmentally friendly - higher CO₂ emissions
Potential	

