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1 Alma Square, Hunmanby

Guide Price £225,000



1 Alma Square

Hunmanby, Filey

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

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





Accommodation

Entrance Hall

Staircase to first floor and door into Lounge

Lounge

Dimensions: 3.4 x 3.3 (11'1" x 10'9").

Open plan Dining Kitchen Living space

Dimensions: 8.4 x 3.4 (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

Dimensions: 3.2 x 1.4 (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

Dimensions: 4.2 x 3.4 (13'9" x 11'1").

Bedroom Two

Dimensions: 4.2 x 2.5 (13'9" x 8'2").

Bedroom Three

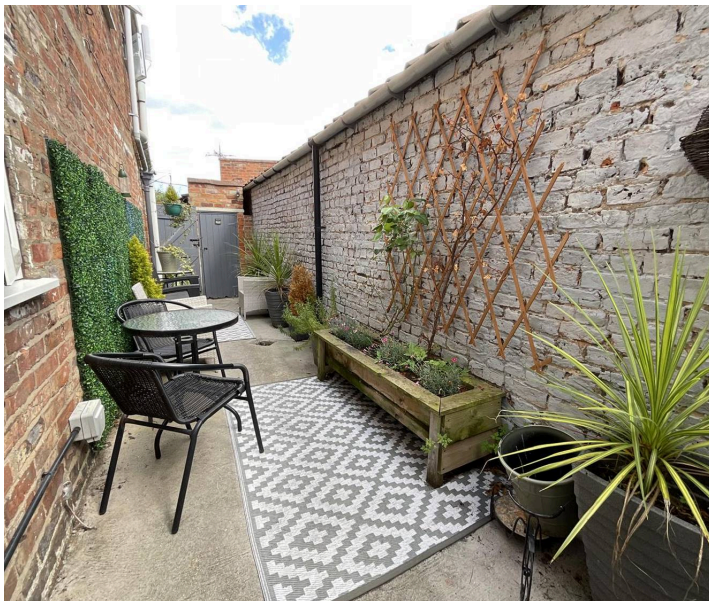
Dimensions: 4.2 x 1.8 (13'9" x 5'10").

Bathroom

Dimensions: 2.1 x 1.5 (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.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



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



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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