



## Park Rise, Hunmanby, Filey, YO14 0NJ

- Semi Detached Bungalow
- Beautifully Presented
- Front & Rear Garden
- Village Location
- Three Bedrooms
- Garage & Parking
- Cul-De-Sac Location
- EPC Grade: E

**Guide Price £230,000**



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## DESCRIPTION

Located in the sought-after semi-rural village of Hunmanby, this beautifully presented semi-detached bungalow sits proudly on the elevated cul-de-sac of Park Rise. Perfectly positioned for convenience, it is just a short walk from the village centre with its train station, doctors surgery, shops, and welcoming public houses.

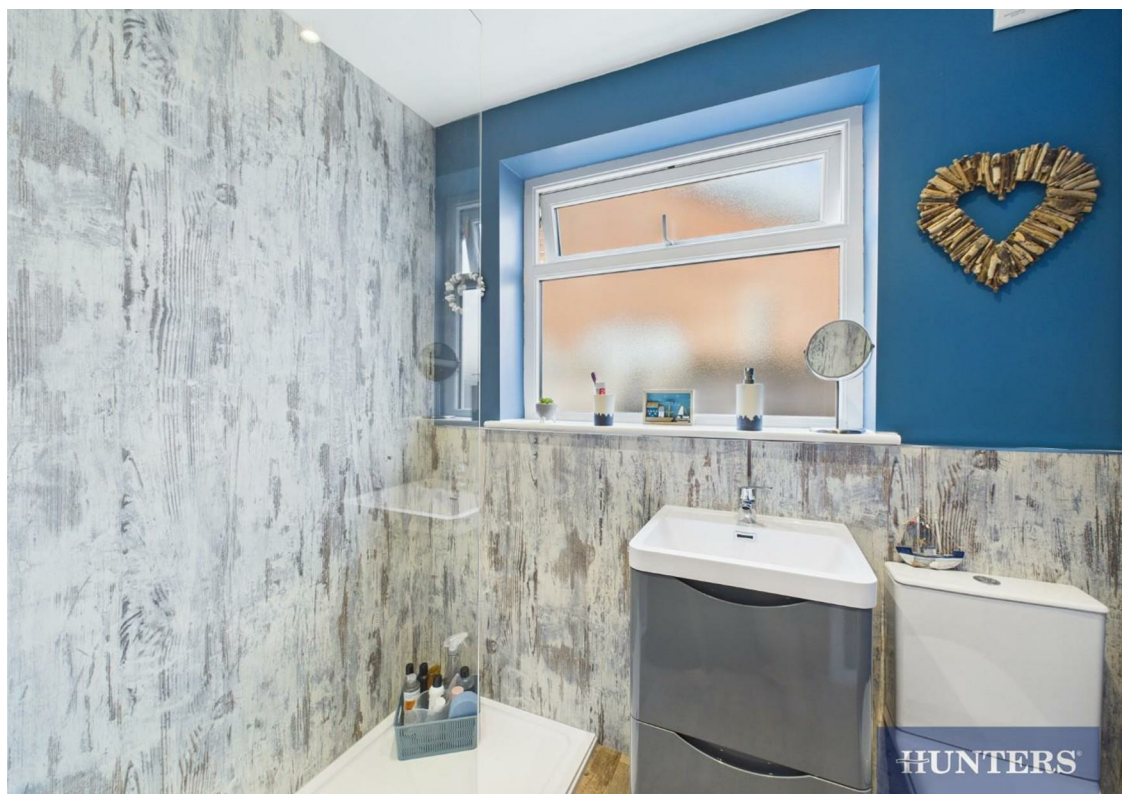
The property enjoys a low-maintenance front garden, off-road parking, and a detached garage. To the rear, a stepped garden with Astro turf and a decked seating area offers an inviting outdoor space with far-reaching views across the surrounding area. The back of the garage has been thoughtfully converted, providing a versatile space ideal for a home office, hobby room, or additional storage.

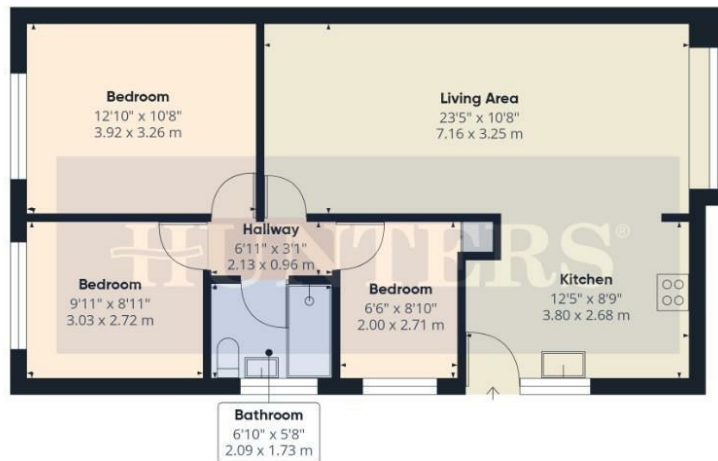
Inside, the home has been stylishly updated by the current owner. Entry is via the side into a modern kitchen fitted with sleek gloss wall and base units, an electric oven and hob, integrated fridge/freezer, plumbing for a washing machine, a ceramic sink, and atmospheric plinth lighting. The kitchen flows seamlessly into a generous living area, large enough to accommodate a dining table, and featuring a charming electric feature stove fire and plantation shutters.

An inner hallway leads to three bedrooms, two of which are comfortable doubles. The third bedroom is perfectly suited for use as a home office or craft space and houses an airing cupboard. The shower room is contemporary, complete with a large walk-in shower, low-level toilet, vanity unit with sink and chrome heated towel rail.

With electric heating throughout and a presentation that is ready to move into, this property combines modern comfort with a superb location. Viewing is highly recommended to fully appreciate the quality and lifestyle on offer.







Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
781 ft<sup>2</sup>  
72.6 m<sup>2</sup>

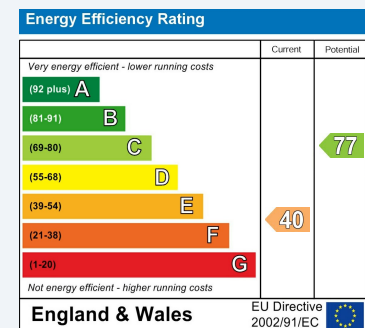
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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](mailto: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.