







The Nutshell, Sands Road, Hunmanby Gap

- Detached House
- Kitchen Diner
- Generous Front And Rear Gardens
- Ample Off-Road Parking
- Three/Four Bedrooms
- Moments from Hunmanby Gap Beach
- Detached Garage
- EPC Grade: D

£475,000

HUNTERS®
HERE TO GET *you* THERE

The Nutshell, Sands Road, Hunmanby Gap, Filey, YO14 9QW







Hunters are pleased to bring to the market this spacious and versatile three/four-bedroom detached home, boasting huge curb appeal and an attractive frontage, generous living accommodation, beautiful gardens and a detached garage.

The ground floor offers excellent living space, with a bright and generously proportioned living room leading through to an impressive kitchen diner. The kitchen is fitted with a range of modern units, integrated appliances and a central island with breakfast bar seating, creating a fantastic space for both everyday living and entertaining.

A particular highlight is the spacious sunroom, enjoying plenty of natural light and pleasant views over the gardens. There is also a separate living/dining room, offering further flexibility for families or those requiring additional living or home-working space.

The ground floor benefits from a useful additional room, which could be utilised as a fourth bedroom, occasional room or further reception space, depending on the purchaser's requirements. A utility area, shower room and additional storage complete the ground floor.

To the first floor are three well-proportioned bedrooms, a family bathroom and an en-suite shower room.

Externally, the property is surrounded by attractive lawned gardens with established planting and mature borders. A substantial driveway provides ample off-road parking and leads to a detached garage, with gated access adding privacy. The garden also benefits from a useful shed for additional storage.

We have been advised that the property has oil-fired central heating and a private septic tank.

Offering approximately 1,842 sq. ft. of accommodation, this generously sized home provides a fantastic combination of flexible living space, four bedrooms, beautiful gardens, plentiful parking and excellent outdoor storage.









Sands Road, Hunmanby Gap













HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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Approximate total area(1)

1842 ft²

171 m²

Reduced headroom

66 ft²

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

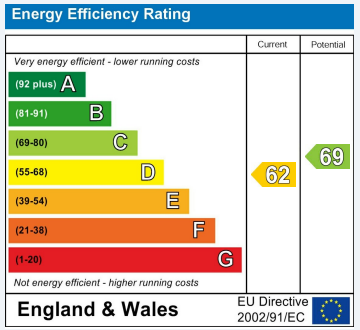
Below 5 ft/1.5 m

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

GIRAFFE360

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,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.

The Property Ombudsman

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