



14 Gap Crescent
Hunmanby Gap
YO14 9QJ

OFFERS OVER

£375,000

2 Bedroom Detached Bungalow



Drone Image



2



3



1



Garage, Off
Road Parking



Air Source Heat Pump

14 Gap Crescent, Hunmanby Gap, YO14 9QJ

A deceptively spacious home in an enviable position at Hunmanby Gap, just a stone's throw from the beach and enjoying open views to the rear. Behind its attractive double-fronted façade, the property offers surprisingly generous extended accommodation, comprising a welcoming lounge, dining room, separate snug, modern refitted kitchen, shower room and two well-proportioned double bedrooms. The property also benefits from solar panels and an air source heat pump, adding to its energy efficiency. Outside, the immaculate south-west facing rear garden offers a low-maintenance combination of artificial lawn and a substantial gravelled area to the side, complemented by a gravelled frontage with paved pathways, a driveway to the side with parking for multiple vehicles and a garage. A superb coastal home offering space, practicality and an exceptional setting.

Gap Crescent is a desirable private road and cul-de-sac, accessed directly from Gap Road and occupying an enviable position within Hunmanby Gap. Just a 10-minute stroll from the beautiful sandy beach and coastal walks, it offers a peaceful and tucked-away residential setting.

For those looking for a quieter coastal setting without feeling isolated, Hunmanby Gap offers an excellent balance of seaside living and everyday convenience. A popular cafe on the scenic pathway to the beach, while the village of Hunmanby is only a short drive away and provides a useful range of day-to-day amenities including a Co-op, convenience stores, post office, pharmacy, bakery, pubs and places to eat. Hunmanby also has a railway station and regular bus services linking the village with Filey, Bridlington and Scarborough, which is particularly useful for those looking for easier access to surrounding towns. Filey is approximately 3 miles away, while Bridlington is around 8–9 miles, giving access to a wider range of shops, healthcare, leisure and seaside amenities, whilst the beautiful coastal setting of Hunmanby Gap remains the real attraction.



Entrance Hall



Lounge



Fire Place



Dining Room

Accommodation

ENTRANCE HALL

11' 1" x 12' 4" (3.39m x 3.76m)

The property is entered via a glazed composite door, opening into a welcoming entrance hall with attractive wood-effect laminate flooring, coving, a radiator and a loft hatch with a pull-down ladder to a boarded loft space. Doors lead directly from the hall to all principal rooms, providing a practical and inviting introduction to the home.

LOUNGE

12' 11" x 17' 10" (3.95m x 5.45m)

The generously proportioned lounge enjoys two windows to the side elevation, with open views towards the rear continuing through the adjoining dining room. The room features laminate flooring, coving and two radiators, together with an attractive feature fireplace with tiled hearth and provision for an electric fire. Behind the existing boarding is a Class 1 flue, providing the option for a log burner to be installed, subject to the necessary requirements. An open archway leads through to the dining room, creating a lovely sense of flow between the two reception spaces.

DINING ROOM

24' 4" x 7' 4" (7.42m x 2.24m)

The bright and airy dining room enjoys windows to both the side and rear elevations, drawing in plenty of natural light while taking full advantage of the lovely views over the garden and open fields beyond. There is ample space for a dining table and chairs, complemented by a feature wall covering and central light fitting. An open plan connection leads through to the adjoining snug, creating a sociable and versatile space ideal for entertaining or relaxing.

SNUG

24' 4" x 7' 4" (7.42m x 2.24m)

The snug has been thoughtfully created by the current owner as an extension to the kitchen, while also flowing seamlessly from the dining room to create a versatile additional living space. Herringbone Amtico flooring continues through into the kitchen, while a side window and large sliding doors to the rear garden fill the room with natural light and make the most of the lovely open views beyond. Inset spotlighting and a radiator complete the space, which would make an ideal retreat for enjoying a quiet afternoon with a book or a morning coffee overlooking the garden.



Snug



Kitchen



Kitchen



Bedroom 1

KITCHEN

11' 0" x 11' 9" (3.35m x 3.58m)

The kitchen has been refitted by the current owner to create a sleek and contemporary space, featuring a stylish range of Shaker-style wall, base, drawer and display units, complemented by wood-effect worktops and matching upstands. A ceramic sink and drainer sit beneath the side window, while integrated appliances include a dishwasher, washing machine and fridge freezer. Further features include a CDA electric oven and hob with extractor hood and inset spotlighting complete the space.

BEDROOM 1

11' 1" x 12' 3" (3.38m x 3.73m)

The well-proportioned master bedroom enjoys a pleasant outlook through a window to the front elevation and benefits from a radiator, creating a comfortable and inviting principal bedroom.

BEDROOM 2

9' 5" x 14' 3" (2.87m x 4.34m)

The second bedroom is another well-proportioned double room, featuring a window to the front elevation which provides plenty of natural light, together with a radiator.

SHOWER ROOM

7' 2" x 7' 8" (2.18m x 2.34m)

The modern shower room is a beautifully presented, clean and contemporary space, featuring a window to the side elevation providing natural light and ventilation. The suite comprises a WC, floating vanity unit with countertop wash hand basin and a walk-in shower with glazed screen and thermostatic shower. The shower area is complemented by attractive wood-effect wet wall panelling, with tiled walls and flooring completing the room. Inset spotlighting, an extractor fan and heated towel ladder provide the finishing touches to this stylish and practical space.

GARAGE & PARKING

9' 9" x 17' 11" (2.97m x 5.46m)

The garage is accessed via an up-and-over door and benefits from power and lighting, with space for a tumble dryer making it a particularly useful area for storage and utility purposes.

A gravelled driveway runs alongside the property and leads to the garage, while also providing ample off-street parking for several vehicles.

OUTSIDE

To the front, the property is set back from the road behind a low-maintenance gravelled frontage, with a paved pathway



Bedroom 2



Shower Room



Rear Elevation



Rear Garden

leading to the front entrance. A side gate provides access to a generous, gravelled area, which also houses the air source heat pump.

To the rear, the south-west facing garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment, featuring a neat artificial lawn and a large, paved seating and dining area, ideal for placing garden furniture and enjoying the open views beyond. The garden is bordered by gravelled areas and well-stocked flower beds, adding attractive touches of colour while keeping the overall space easy to maintain. A pathway leads through to a personnel door providing convenient access into the garage.

Please note: The property is not being marketed as being offered with "no onward chain". However, the vendor is keen to keep a sale moving and would not wish to hold up a sale where a suitable buyer is in a strong position to proceed. If necessary, the vendor would consider moving into rented accommodation to facilitate the transaction.

HEATING

Air Source Heat Pump— The property benefits from an air source heat pump, providing an efficient and modern heating solution and helping to reduce reliance on traditional heating systems.

SOLAR PANELS

The property benefits from a privately owned solar panel system, together with a battery storage system allowing surplus electricity generated during the day to be stored for later use. Any electricity not required by the property can be exported back to the grid, providing the potential for further financial benefit. The current owner is in the process of registering the system with their energy provider.

DOUBLE GLAZING

uPVC double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - TBC

Ulyotts
Estate Agents

Entry
1.05 x 0.94 m
3'5" x 3'0"

Bedroom 1
3.39 x 3.76 m
11'1" x 12'3"

Shower Room
2.21 x 2.36 m
7'2" x 7'8"

Kitchen
3.37 x 3.59 m
11'0" x 11'9"

Hallway
1.03 x 4.76 m
3'4" x 15'7"

Bedroom 2
2.88 x 4.37 m
9'5" x 14'3"

Lounge
3.95 x 5.45 m
12'11" x 17'10"

Dining Room & Snug
7.42 x 2.24 m
24'4" x 7'4"

Floor 0 Building 1

Garage
2.97 x 5.47 m
9'9" x 17'11"

Floor 0 Building 2

Approximate total area⁽¹⁾

104.6 m²

1127 ft²

(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.

GIRAFFE360

Heating systems and other services have not been checked by Ulllyotts. All measurements are provided for guidance only.

Floor plans are for illustrative purposes only.

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS



▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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