# Park Rise, Hunmanby, Filey, YO14 0NJ

- Detached House
- Off Road Parking
- Three/Four Bedrooms
- Village Location
- Private Rear Garden
- EPC Grade - D

HUNTERS®
HERE TO GET *you* THERE

## Offers Over £280,000

# Park Rise, Hunmanby, Filey, YO14 0NJ

## DESCRIPTION

Welcome to this charming extended detached house located on the cul-de-sac of Park Rise in Hunmanby. This property boasts a spacious layout and is on an elevated plot with lovely views over rooftops to the coast. This proprty is within walking distance of Hunmanby village centre which offers a shop, doctors surgery and plenty of cafes and public houses along with regular transport links to neighbouring towns of Filey, Scarborough and Bridlington. With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy.

On the ground floor, this property offers a welcoming entrance hall, a convenient shower room, two spacious reception rooms, one of which could be used as a study or additional bedroom. There is also a spacious open kitchen/dining room with a door to the rear garden.

As you ascend to the first floor, there are three good sized bedrooms and a well-appointed family bathroom.

Convenience is key with off road parking available and an additional garage with power and lighting, making trips in and out a breeze. Externally there are also front and rear gardens which are beautifully maintained, with the rear garden benefitting from a patio and decked areas and turf with planted borders. The garden also backs onto woodland providing ultimate privacy. Whether you're looking for a family home or a place to unwind, this property has the potential to cater to all your needs.

We believe the property to be freehold and are not aware of any restrictions. The property also benefits from UPVC double glazing and gas central heating.

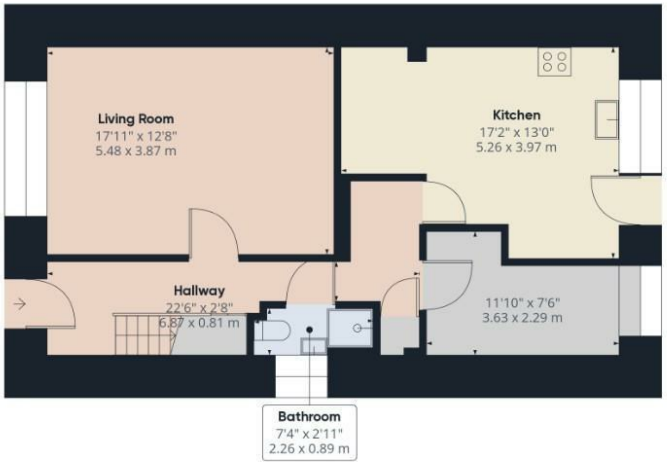
Don't miss out on the opportunity to make this house your home in the heart of Hunmanby. Contact us today to arrange a viewing!

HUNTERS

HUNTERS

HUNTERS

HUNTERS




Ground Floor

Floor 1

HUNTERS

Approximate total area(1)

1064.72 ft²

98.92 m²

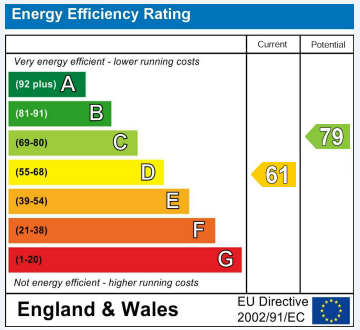
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com


HUNTERS®
HERE TO GET *you* THERE