



Outgaits Close, Hunmanby, Filey, YO14 0QE

- Semi Detached Dormer Bungalow
- Three Reception Rooms
- Village Location
- Three/ Four Bedrooms
- Front & Rear Gardens
- EPC Grade: C

Asking Price £260,000



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DESCRIPTION

Introducing Outgaits Close, situated in the desirable village of Hunmanby, near Filey. This beautifully presented three/four bedroom semi-detached dormer bungalow offers spacious and adaptable accommodation, perfectly suited to a range of buyers seeking a comfortable home close to the coast.

Hunmanby is a popular village offering a great selection of local amenities including shops, cafés, a doctors' surgery, and regular transport links to Filey, Scarborough, and Bridlington. The area is also surrounded by lovely countryside walks, with Hunmanby Gap and Filey beach just a short drive away.

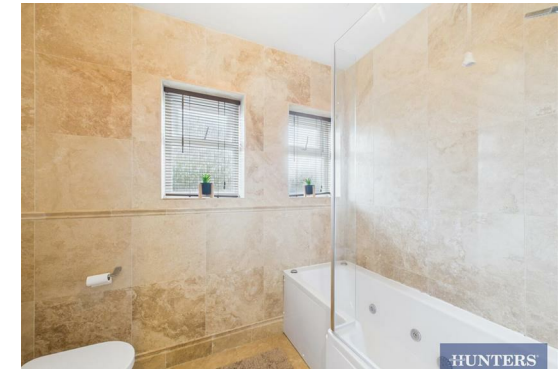
Inside, the property features a bright entrance hall leading to a generous living room with a large front-facing window, which could also be used as a bedroom if desired. A second reception room flows into the sunroom, providing a light and inviting space to relax or entertain while enjoying views of the garden.

The kitchen is fitted with a range of wall and base units with integrated appliances, while the ground floor bedroom offers flexibility for guests or use as a home office, complemented by a stylish family bathroom.

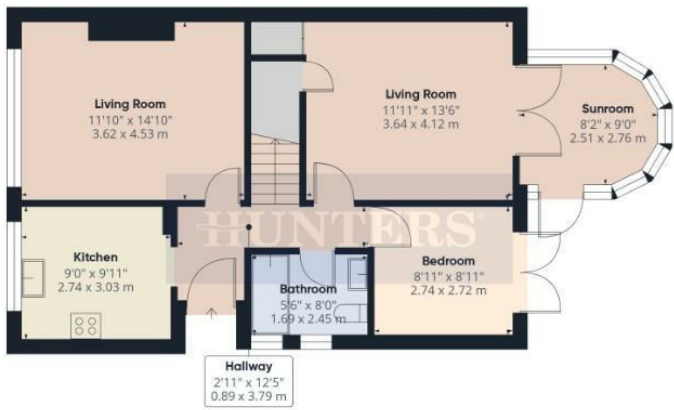
Upstairs, there are two additional bedrooms, with the main bedroom benefiting from an ensuite bathroom and useful storage.

Externally, the property enjoys low-maintenance gardens to the front and rear, along with a private driveway and detached garage.

Set in a convenient position close to village amenities and the coast, this attractive home combines comfort, practicality, and charm, making it an excellent choice for those seeking a relaxed lifestyle by the sea. Viewing is highly recommended.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

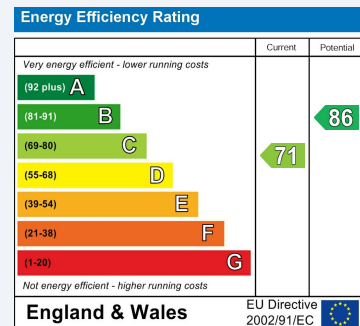
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®

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.



Approximate total area⁽¹⁾

1309 ft²

121.6 m²

Reduced headroom

56 ft²

5.2 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.

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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.