



13 Ambrey Close, Hunmanby
£190,000

13 Ambrey Close

Hunmanby, Filey

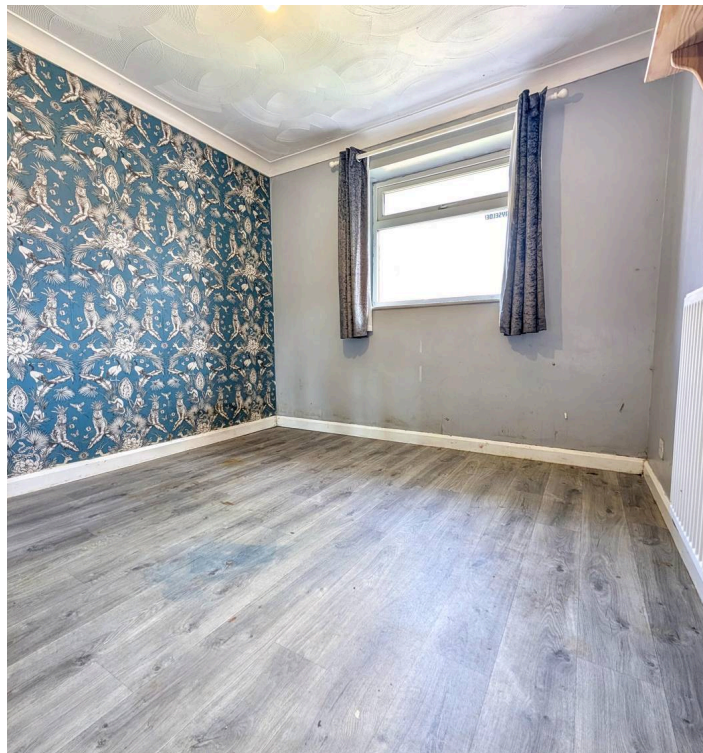
Fixer-upper with huge upside! A spacious bungalow in a quiet Hunmanby cul-de-sac requiring cosmetic updating and a new kitchen. Unbeatable plot & potential: With an exceptionally large garden, drive, and garage – modernised values reaching £250k–£300k and rental yields around £900–£1,000 pcm. Council Tax band: C

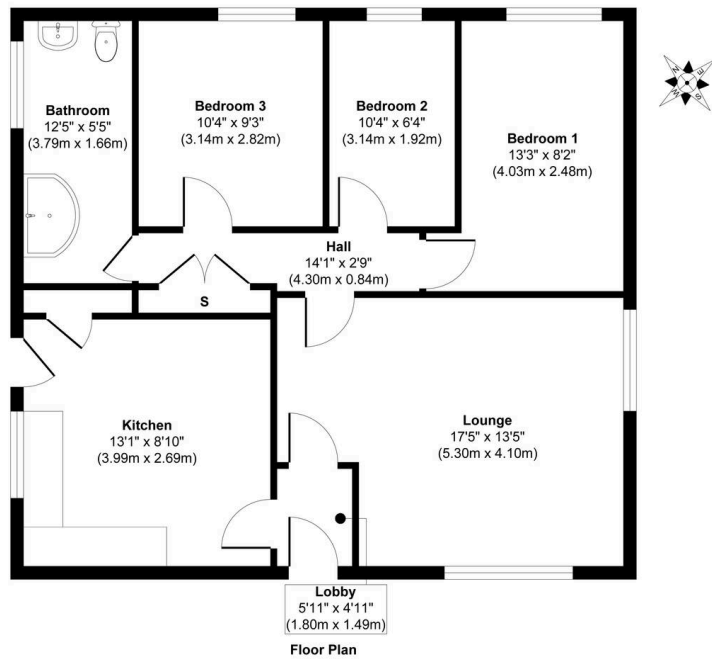
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

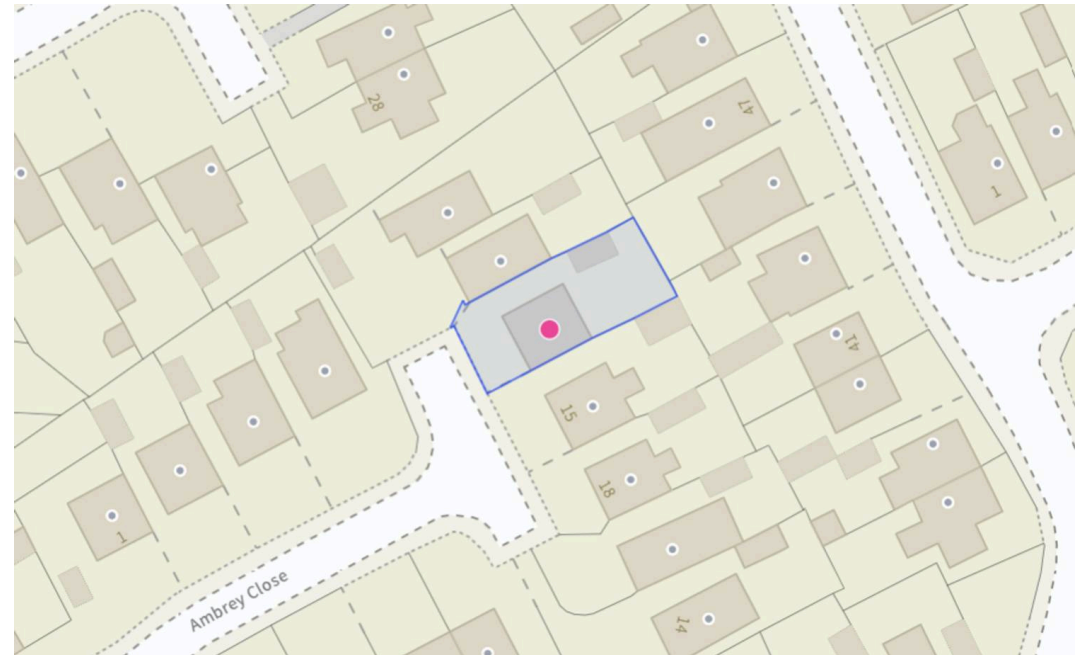
- Large Spacious Garden
- Driveway and Garage
- Fabulous Renovation Potential
- BRR Opportunity
- Chain Free Sale
- Tonnes of Storage





Approx. Gross Internal Floor Area 823 sq. ft / 76.46 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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