



14 Wentworth Way
Hunmanby
YO14 0LA

ASKING PRICE OF

£385,000

3 Bedroom Detached Bungalow



Garden



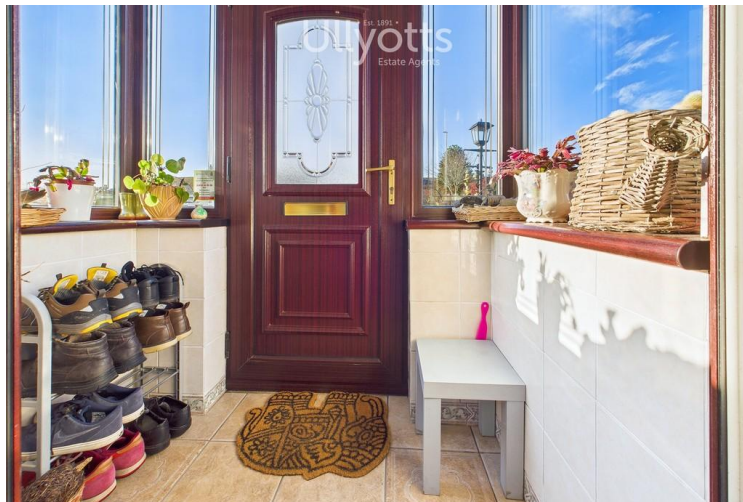
14 Wentworth Way, Hunmanby, YO14 0LA

A well-proportioned three-bedroom bungalow occupying an enviable corner plot within the sought-after village of Hunmanby, enjoying a delightful mix of open countryside and sea views. The property offers spacious and versatile accommodation including a generous lounge diner, a kitchen with open views and a conservatory perfectly positioned to take in the sea outlook. There are three bedrooms, one with an en-suite, along with a main bathroom. Externally, the bungalow benefits from off-street parking, an integral garage and a wrap-around garden extending to the front, side and rear, providing attractive outdoor space from all aspects.

Wentworth Way is a quiet and well-established residential area within the popular village of Hunmanby, conveniently located for easy access to the village centre and its range of local amenities. The area is

predominantly made up of well-maintained family homes and bungalows, enjoying a pleasant, peaceful setting while remaining close to open countryside and sea views.

Hunmanby is a highly regarded and well-served village set between the Yorkshire Wolds and the Coast, offering an excellent range of local amenities including shops, cafés, public houses, a primary school, doctors' surgery and regular transport links. The village enjoys a strong sense of community while being ideally positioned for access to nearby coastal resorts such as Bridlington, Filey and Scarborough, beautiful countryside walks and the stunning North Yorkshire coastline, making it an attractive location for both permanent living.



Porch



Entrance Hall



Lounge/Dining Area



Kitchen

Accommodation

PORCH

5' 4" x 3' 1" (1.64m x 0.94m)

Entrance to the property is via a glazed uPVC door leading into a porch with side windows, tiled walls and flooring, providing useful space for shoe storage. A further glazed uPVC door then opens into the main entrance hall.

ENTRANCE HALL

12' 5" x 4' 11" (3.81m x 1.51m)

The entrance hall is L-shaped and features decorative coving, a radiator with a display shelf over and a useful storage cupboard housing the gas central heating boiler. There is a loft hatch with a pull-down ladder providing access to a boarded loft space, along with access doors to all principal rooms and an archway leading through to the kitchen.

LOUNGE DINING AREA

23' 1" x 12' 10" (7.06m x 3.93m)

The spacious lounge and dining area features a bow window to the front elevation and a stained-glass window to the rear, both bringing in natural light, along with decorative coving. Two radiators, each with display

shelving over. A sliding uPVC door leads into the conservatory, with a further door providing access to the kitchen.

KITCHEN

The kitchen boasts a range of wall, base, drawer and display units with a worktop over, complemented by a tiled splash back and tiled flooring. A rear-facing window and uPVC door provide open views with partial sea glimpses, while a stainless-steel sink and drainer with mixer tap sits beneath the window. Fitted appliances include an electric oven, four-ring gas hob with extractor fan and an integral fridge and freezer. The room is finished with decorative coving and a radiator.

CONSERVATORY

13' 3" x 13' 1" (4.06m x 4.00m)

The south-east facing conservatory is a bright, sun-filled space featuring laminate flooring, two radiators, and a glazed roof. A uPVC door provides access to the side garden, while the room enjoys fabulous open views and partial sea views, making it a perfect spot to relax and take in the surroundings.



Conservatory



Bedroom 1



Ensuite

BEDROOM 1

11' 10" x 10' 1" (3.63m x 3.09m)

The master bedroom enjoys a rear-facing window with stunning sea views. It features decorative coving, a radiator and a range of fitted wardrobes offering generous storage and hanging space. Cleverly integrated, two of the wardrobe doors provide discreet access to a private ensuite shower room, combining style and practicality.

ENSUITE

6' 2" x 6' 1" (1.90m x 1.87m)

The ensuite shower room features a corner shower cubicle with sliding doors and an electric shower, a wash hand basin, and a WC. The room is finished with tiled walls and flooring with electric underfloor heating, complemented by a heated towel ladder. A rear-facing window floods the space with natural light, enhanced by inset spot lighting.

BEDROOM 2

10' 10" x 10' 7" (3.31m x 3.24m)

The second bedroom features a front-facing window, decorative coving and a radiator. It also benefits from a storage cupboard with a hanging rail and an integral door providing direct access to the garage.



Bedroom 2

BEDROOM 3

9' 2" x 8' 7" (2.80m x 2.63m)

The third bedroom features a front-facing window, decorative coving and a radiator, along with a storage cupboard fitted with a hanging rail.

BATHROOM

10' 0" x 4' 10" (3.06m x 1.49m)

The bathroom is fitted with tiled walls and vinyl-tiled flooring and features a panelled bath with a glass screen and shower attachment. A corner vanity wash hand basin, WC, and heated towel ladder complete the suite. A rear-facing window provides natural light, while an extractor fan ensures effective ventilation.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 3



Bathroom



Garden



Garden

GARAGE

16' 2" x 9' 11" (4.95m x 3.03m)

The garage features an electric roller door operated by a fob, with an internal override switch for added convenience. At the rear of the garage, a utility area provides a window overlooking the garden, direct access to the rear garden and space and plumbing for a washing machine and dryer.

PARKING

Parking is available to the side of the property on a paved driveway, providing convenient access to the garage.

OUTSIDE

The property boasts a wrap-around garden extending to the front, sides, and rear. A pathway leads to the front entrance, bordered by a large lawn and vibrant shrubs and plants. A gated access leads to the rear garden, which is enclosed by hedged boundaries for privacy and features a lawned area, a paved patio ideal for seating or dining, and a pergola housing a charming fish pond. An additional side garden that can also be accessed via a gate from the front provides a practical space for wheely bins or extra outdoor use.

GREENHOUSE

A uPVC structure, currently used as a garden shed and greenhouse, benefits from an electrical connection, which also powers the pump for the garden pond.

SOLAR PANELS

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff' Further information may be available upon request.

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 - D

ENERGY PERFORMANCE CERTIFICATE - AWAITED

The digitally calculated floor area is (). This area may differ from the floor area on the Energy Performance Certificate.



NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

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▪ Est. 1891 ▪
Ullyotts
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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