



## Northgate, Hunmanby, Filey, YO14 0NT

- Semi Detached Bungalow
- Distant Sea Views
- Off Road Parking & Garage
- Two Bedrooms
- Sun Room
- EPC Grade: D

**Asking Price £230,000**



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## DESCRIPTION

\*\*\* THIS PROPERTY IS SALE READY\*\*\*

Hunters are delighted to bring to the market this well-presented two-bedroom semi-detached bungalow, occupying an elevated position on Northgate in the sought-after semi-rural village of Hunmanby.

The property offers spacious and well-balanced accommodation throughout. A central hallway leads to a generous living room, enhanced by dual aspect windows which create a bright and welcoming space, ideal for both relaxing and entertaining.

The kitchen is well-appointed and flows through into a light and airy sunroom extension at the rear, providing an additional reception area with access onto the garden—perfect for enjoying the outlook and making the most of the space.

There are two well-proportioned double bedrooms, along with a recently fitted modern shower room, finished to a stylish and contemporary standard.

Externally, the property continues to impress with a generously sized front garden, off-road parking, and an attached garage. To the rear, there is a beautifully maintained garden featuring a patio seating area, raised lawn, and planted borders. From its elevated position, the property also enjoys distant sea views across to Filey.

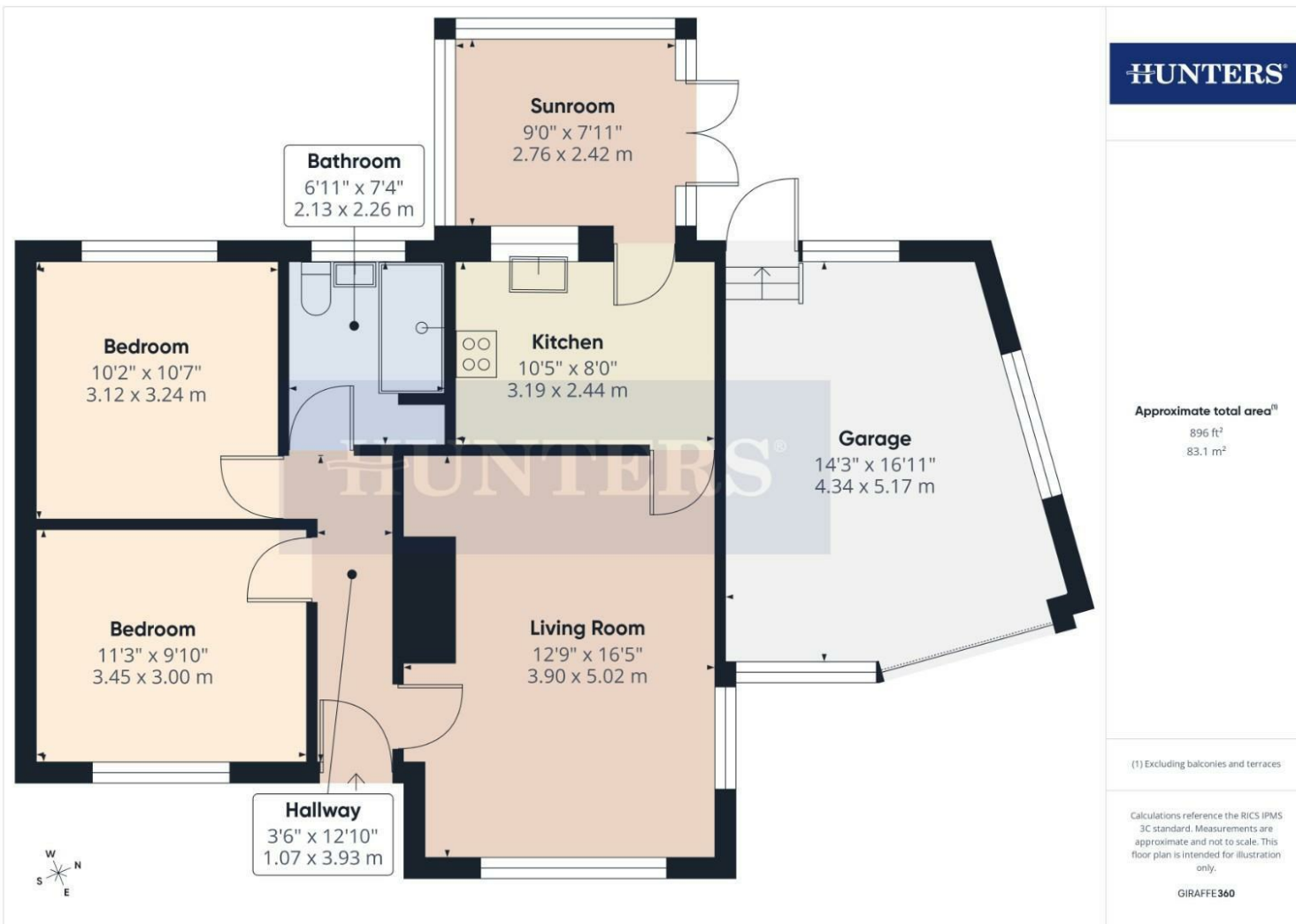
Further benefits include gas central heating and a well-maintained presentation throughout.

Hunmanby is a popular village offering a range of amenities including shops, cafés, and a doctor's surgery, along with excellent transport links via bus routes and a train station.

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.

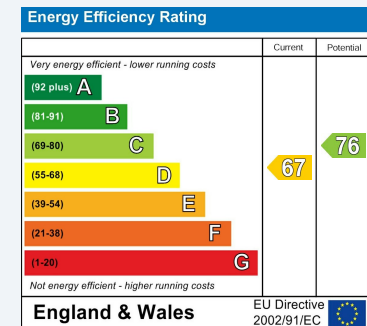






## ENERGY PERFORMANCE CERTIFICATE

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](mailto: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.