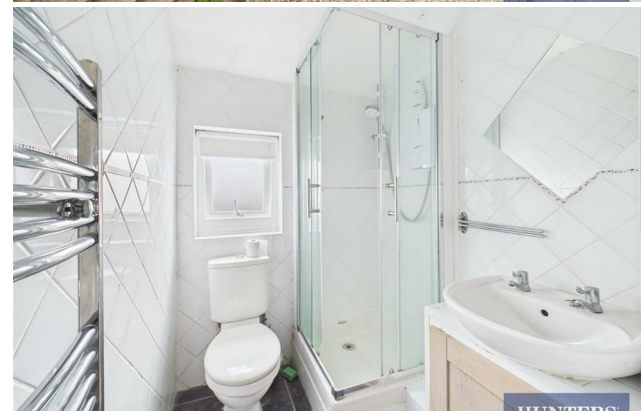




Alma Square, Hunmanby

- End Terrace House
- No Onward Chain
- Outdoor Space and Parking

- Two Bedrooms
- Village Location
- EPC Grade: E

Offers Over £110,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Alma Square, Hunmanby

DESCRIPTION

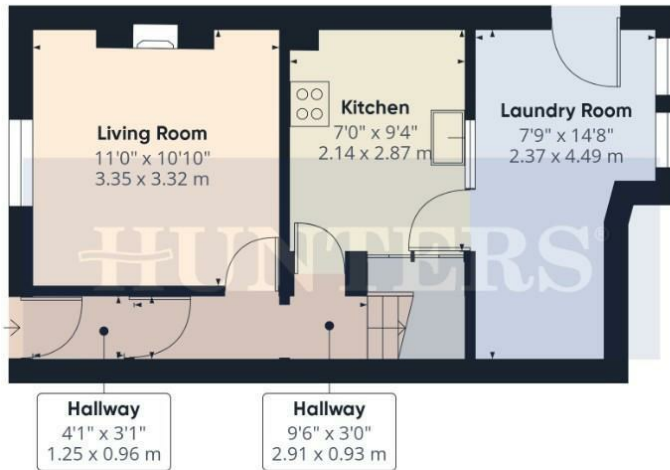
Situated within a quiet private courtyard in the centre of the picturesque semi-rural village of Hunmanby, this two-bedroom end-terrace property offers a fantastic opportunity for buyers seeking a home to make their own. Benefiting from gravelled outdoor space and off-road parking, it combines convenience with a tucked-away setting.

The ground floor comprises a welcoming living room, a separate kitchen, and a generously sized laundry/utility room. Upstairs, there are two bedrooms and a bathroom, along with a small landing area. The property's layout offers scope for personalisation and reconfiguration to suit individual needs.

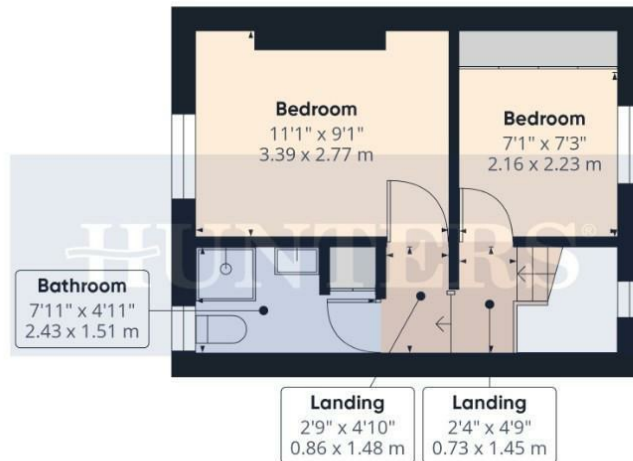
While the property would benefit from a programme of refurbishment and modernisation, it presents an ideal chance for buyers to create a home to their own taste and style.

Offered with no onward chain and vacant possession, this is a rare opportunity to secure a property in one of Hunmanby's most charming locations, just a short stroll from the village amenities and surrounded by beautiful countryside.





Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾
576 ft²
53.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE