Outgaits Close, Hunmanby, Filey, YO14 0QE

- Semi Detached Dormer Bungalow
- No Onward Chain
- Gardens
- Three/Four Bedrooms
- Garage & Driveway
- EPC Grade: D

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Offers In Excess Of £250,000

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DESCRIPTION

A well-proportioned semi-detached dormer bungalow offering versatile accommodation and generous gardens, situated in the highly regarded semi-rural village of Hunmanby.

The property is offered to the market with vacant possession and no onward chain, making it an excellent opportunity for a range of buyers.

Internally, the accommodation is arranged over two floors. The ground floor comprises a welcoming hallway leading to a comfortable living room, separate dining room, fitted kitchen, ground floor bedroom and shower room. The dining room also offers the potential to be converted into a second ground floor bedroom, providing further flexibility for those seeking single-level accommodation.

To the first floor, there are two further bedrooms, all well proportioned for a dormer-style property, together with an additional shower room, making the layout well suited to families or those requiring guest or home working space.

Externally, the property enjoys ample off-road parking and a detached garage. To the front is a good-sized garden, predominantly laid to lawn with a decked seating area, while to the rear is a private courtyard garden, ideal for low-maintenance outdoor enjoyment.

Located in the popular village of Hunmanby, the property benefits from a strong sense of community and an excellent range of local amenities including a primary school, shops, chemist, doctors' surgery, cafés, public houses and a train station. The nearby coastal town of Filey is just a short distance away, with Bridlington and Scarborough also easily accessible.

Viewings are strictly by accompanied appointment only.

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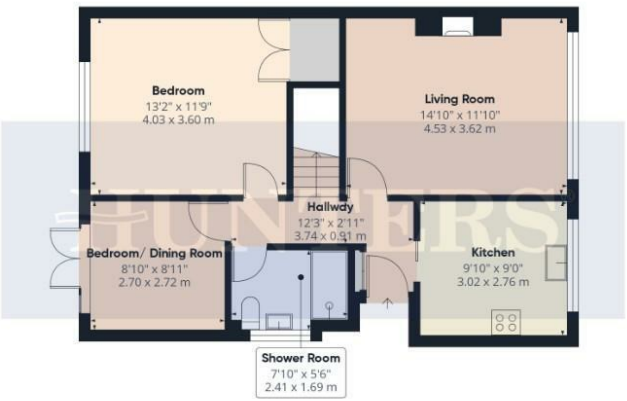
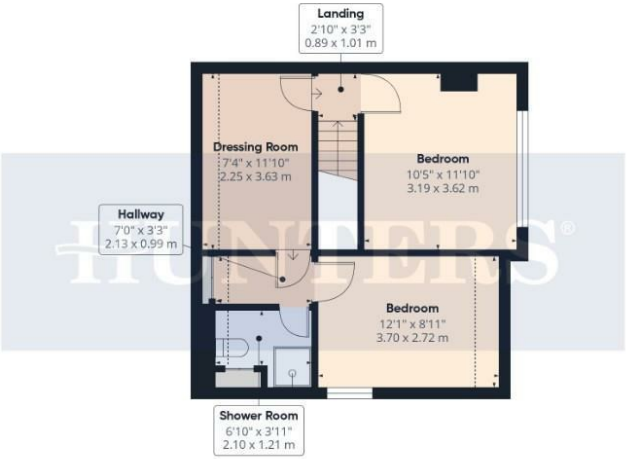


Ground Floor



Floor 1

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Approximate total area(1)
1024 ft²
95.2 m²

Reduced headroom
31 ft²
2.8 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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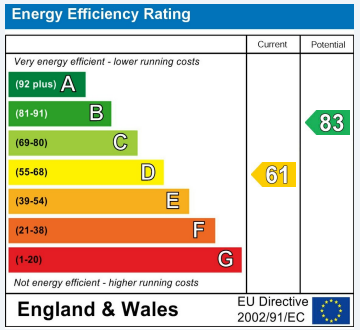
ENERGY PERFORMANCE CERTIFICATE

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,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.

The Property Ombudsman

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Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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