Sands Lane, Hunmanby

- Detached House
- Multiple Reception Rooms
- French Doors Opening Onto The Garden
- Epc Grade: E
- Five Spacious Bedrooms
- Versatile Living Accommodation
- Impressive Generous Garden
- Popular Hunmanby Village Location

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Offers In Excess Of £450,000

Sands Lane, Hunmanby

Hunters are delighted to present this substantial four-bedroom detached family home, ideally positioned on Sands Lane in the sought-after village of Hunmanby. Offering exceptionally spacious and versatile accommodation, extensive garaging and an impressive garden, this fantastic property provides an excellent opportunity for growing families.

The ground floor offers a welcoming entrance hallway leading to a generous living room, with French doors opening directly onto the garden and allowing plenty of natural light to flow through the space. A separate dining room provides the perfect setting for family meals and entertaining, while the fitted kitchen is complemented by a useful utility room.

A further reception room adds excellent versatility and could be used as a home office, snug, playroom or occasional bedroom, while a convenient ground-floor shower room and integral garage complete the accommodation on this level.

To the first floor are five well-proportioned bedrooms, providing plenty of space for family and guests, alongside a family bathroom.

Externally, the property truly comes into its own with its impressive and generously sized garden. Predominantly laid to lawn, the outdoor space provides an excellent setting for families, entertaining and enjoying the warmer months, with established trees and planting adding privacy and character. French doors from the house create a fantastic connection between the indoor and outdoor living spaces.

A particular highlight is the property's extensive garaging, with an integral garage alongside a substantial detached garage building, offering exceptional space for multiple vehicles, storage, a workshop or hobbies.

Situated on Sands Lane in Hunmanby, the property enjoys a desirable village setting while remaining within easy reach of local amenities, schools, transport links and the beautiful Yorkshire coast.

This property is not to be missed and highly viewing is recommended.

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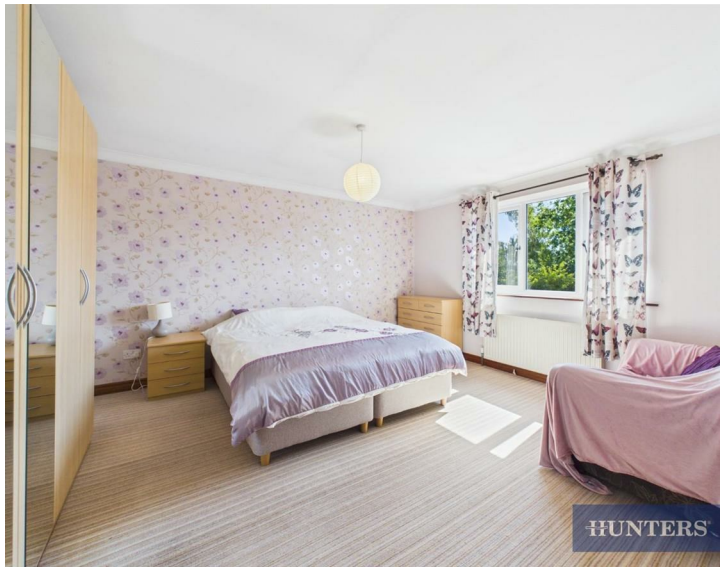

HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

3172 ft²

294.6 m²

Reduced headroom

122 ft²

11.4 m²

(1) Excluding balconies and terraces

Reduced headroom

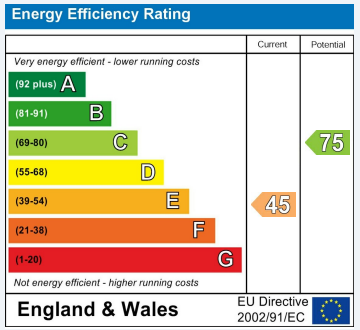
Below 5 ft/1.5 m

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

GIRAFFE360

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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