







Wrangham Drive, Hunmanby, Filey, YO14 0PZ

- Detached Bungalow
- Generous Rear Garden
- No Onward Chain
- Two Well Proportioned Bedrooms
- Garage & Driveway
- EPC Grade: F

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HERE TO GET *you* THERE

Asking Price £240,000

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DESCRIPTION

Hunters are delighted to present this two bedroom detached bungalow, situated on the ever-popular Wrangham Drive in the sought-after village of Hunmanby. Offering spacious accommodation throughout, a generous rear garden, driveway and garage, this property presents a fantastic opportunity for buyers looking to create their ideal home.

The accommodation briefly comprises an entrance hallway leading to a spacious and inviting living room, providing ample space for both relaxing and entertaining, with access through to a delightful sunroom overlooking the rear garden. The kitchen offers a range of fitted wall and base units with worktop space and room for appliances. The property further benefits from two well-proportioned bedrooms, both featuring fitted wardrobes, one with an en-suite W.C & basin. A family bathroom completes this floor.

Externally, the property boasts a well-maintained front garden, predominantly laid to lawn with established planting, alongside a driveway providing off-street parking and access to the garage. To the rear, a generous enclosed garden offers a wonderful outdoor space, featuring a spacious lawn, mature shrubs and a paved patio area, ideal for outdoor dining and enjoying the warmer months.

Situated within the desirable village of Hunmanby, the property enjoys convenient access to a range of local amenities including shops, pubs, a primary school and transport links. The popular seaside town of Filey is just a short drive away, offering beautiful beaches, scenic coastal walks and a wider selection of amenities.

Offering fantastic potential for modernisation and personalisation, this charming bungalow is ideal for those seeking single-storey living in a peaceful village setting. Early internal viewing is highly recommended to fully appreciate the space, location and potential this property has to offer.










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Approximate total area(1)

1013 ft²

94.2 m²

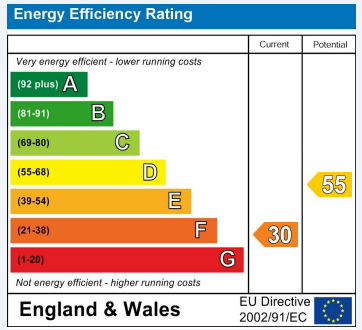
(1) Excluding balconies and terraces

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

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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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