

## Cherry Road, Hunmanby, Filey, YO14 0LQ

- Detached Bungalow
- Two Bedrooms
- Buyer Fees Apply
- Subject to Reserve Price
- For Sale Via Modern Method of Auction
- Corner Plot
- Off Road Parking & Garage
- EPC Grade: D

**By Auction £160,000**



# Cherry Road, Hunmanby, Filey, YO14 0LQ

## DESCRIPTION

Hunters are pleased to bring to the market this detached bungalow, positioned on a corner plot in the sought-after semi-rural village of Hunmanby, offered for sale via the Modern Method of Auction.

This well-proportioned home offers spacious single-level living, ideal for a range of buyers looking for versatile accommodation in a peaceful village setting. The property briefly comprises an entrance hallway leading through to a bright and airy living room, providing a comfortable space for relaxation and entertaining. The fitted kitchen offers ample worktop and dining space, with convenient access from the main hallway.

There are two bedrooms, both well-sized and offering flexibility for family living, guest accommodation or a home office. The property is served by a modern shower room and benefits from a practical layout throughout, allowing buyers the opportunity to modernise and personalise to their own taste if desired.

Externally, the bungalow sits on a corner plot, offering wrap-around outdoor space with scope for landscaping or further enhancement. A detached garage and private driveway provide off-road parking, adding to the practicality of the home.

Hunmanby is a popular and well-served village, offering a range of local amenities including shops, cafés, public houses, a doctors' surgery and a community centre. The village also benefits from regular transport links, with its own train station and bus connections providing access to the neighbouring coastal towns of Filey, Bridlington and Scarborough, making it an ideal location for those seeking a balance between countryside living and coastal convenience.

Early enquiry is highly recommended to appreciate the potential and setting on offer.







Ground Floor Building 1



Ground Floor Building 2

HUNTERS

Approximate total area<sup>(1)</sup>  
1019 ft<sup>2</sup>  
94.7 m<sup>2</sup>

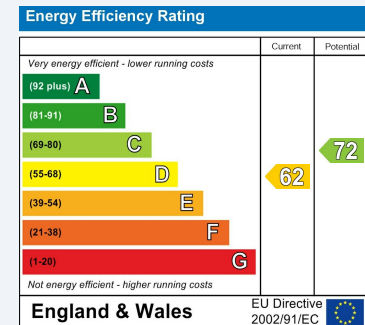
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.



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