



**Bridlington Street, Hunmanby**  
YO14 0LW

**By Auction £375,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Bridlington Street, Hunmanby

## DESCRIPTION

Nestled in the heart of the charming semi-rural coastal village of Hunmanby, this detached four bedroom house offers a unique blend of historical charm and modern comfort. Once the village post office, this property exudes character and history, making it a distinctive and attractive home. Hunmanby provides regular bus and train links, whilst only being a short drive to Filey, Bridlington and Scarborough. There is also a primary school, shop, doctors and plenty of cafes and pubs.

Upon entering the property, you are greeted by a spacious and welcoming entrance hall that leads to a living room with feature fireplace, a home office/snug, dining room and then through to the heart of the home, the kitchen. The kitchen is modern and flows through to an additional living room with a lantern providing a true light and airy feel. From there, the property opens into a large conservatory with French doors to the garden, along with a utility room and convenient downstairs WC.

As you ascend to the first floor, this fantastic property offers four good sized bedrooms, the main bedroom boasting an ensuite and fitted wardrobes. The bedroom at the rear of the property allows access via double doors to the garden terrace, where you can enjoy a soak in the hot tub or relax in the sun. Upstairs you will also find the main family bathroom which is modern and hints at the contemporary feel this property offers.

The house is set within an expansive and beautiful garden, providing ample space for outdoor activities and relaxation. The garden features a stunning garden terrace, an idyllic spot for dining al fresco, entertaining guests, or simply enjoying the tranquil surroundings. There is also the benefit of a spacious summerhouse, workshop and off road parking to the side of the property with gated access.

This property offers a rare opportunity to own a piece of village history, combined with the comforts of a modern family home - call us now to arrange your viewing!















**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2342.44 ft<sup>2</sup>

217.62 m<sup>2</sup>

**Reduced headroom**

45.53 ft<sup>2</sup>

4.23 m<sup>2</sup>

(1) Excluding balconies and terraces

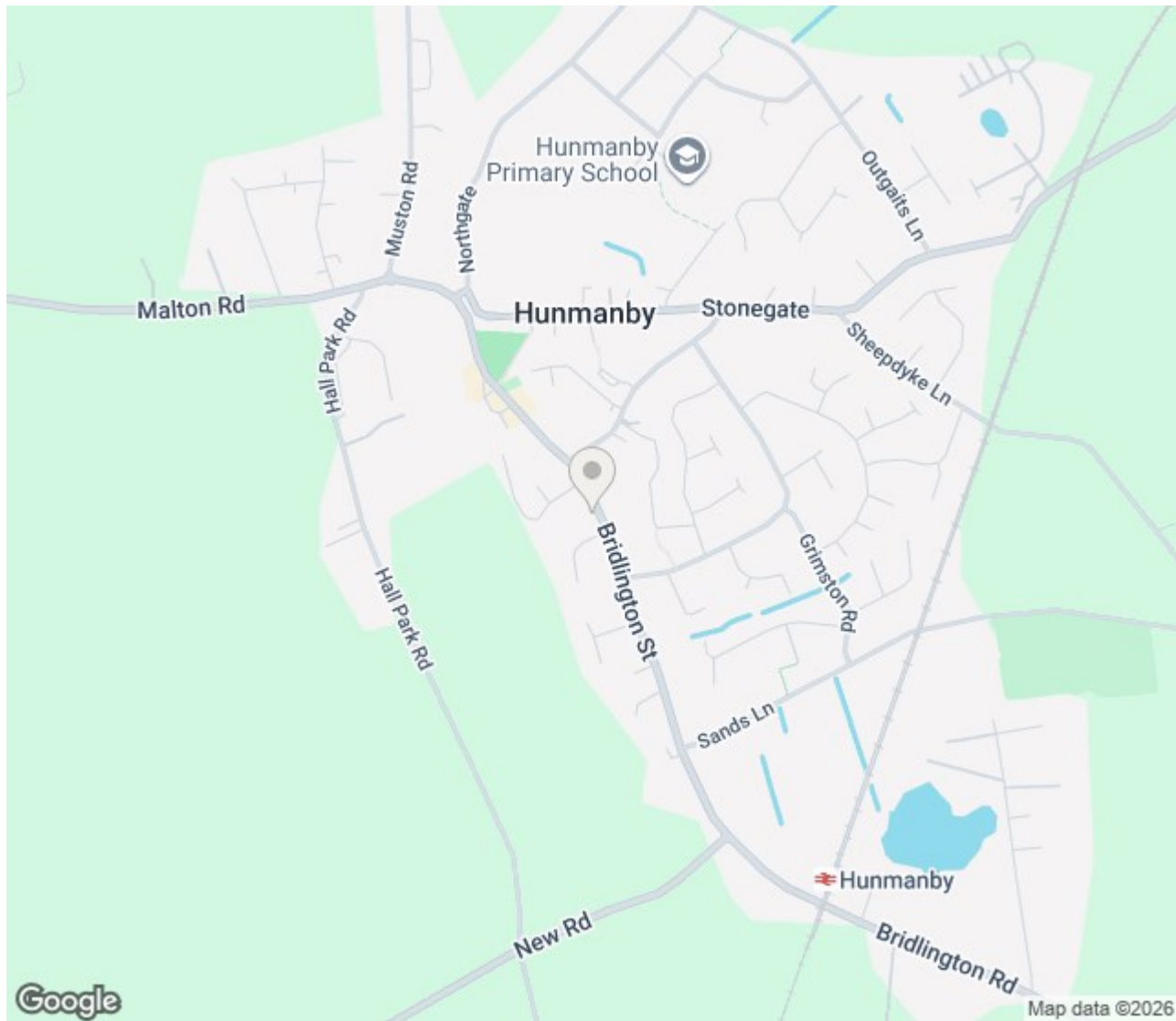
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360








## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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.

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