







Wentworth Way, Hunmanby, Filey, YO14 0LA

- Detached Bungalow
- Beautifully Presented
- Garage & Off Road Parking
- Two Bedrooms
- No Onward Chain
- EPC: D

Offers Over £270,000

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HERE TO GET *you* THERE

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Hunters are delighted to bring to the market this beautifully modernised two-bedroom detached bungalow, occupying an attractive corner plot and finished to a high standard throughout. Offering stylish, ready-to-move-into accommodation, the property has undergone an extensive programme of improvements, making it an ideal choice for those looking for a turn key home.

The spacious entrance hallway leads to a generous dual-aspect lounge, featuring windows to the front and side, allowing plenty of natural light to fill the room. A marble fireplace provides an attractive focal point, adding character to this welcoming living space.

The new Howdens kitchen is finished in a contemporary style, with off-white units, contrasting work surfaces and integrated appliances, including a ceramic hob and double oven. There are two well-proportioned double bedrooms, alongside a stylish newly fitted bathroom featuring a modern suite, vanity storage and mains-fed rainfall shower.

Further improvements include a newly installed gas combination boiler with wireless heating controls, new radiators, oak internal doors, new flooring and full redecoration throughout. A substantial boarded loft, extending to approximately 10.5 metres, benefits from lighting and a pull-down ladder, providing excellent additional storage.

Outside, the property enjoys established lawned gardens to the front and side, with mature shrubs and views across the village. A driveway provides off-road parking and leads to a detached garage, while paved patio areas to the rear offer space for outdoor seating and entertaining.

Combining a superb standard of presentation, generous accommodation and excellent outdoor space, this attractive bungalow is ready to welcome its next owners. An early viewing is highly recommended.









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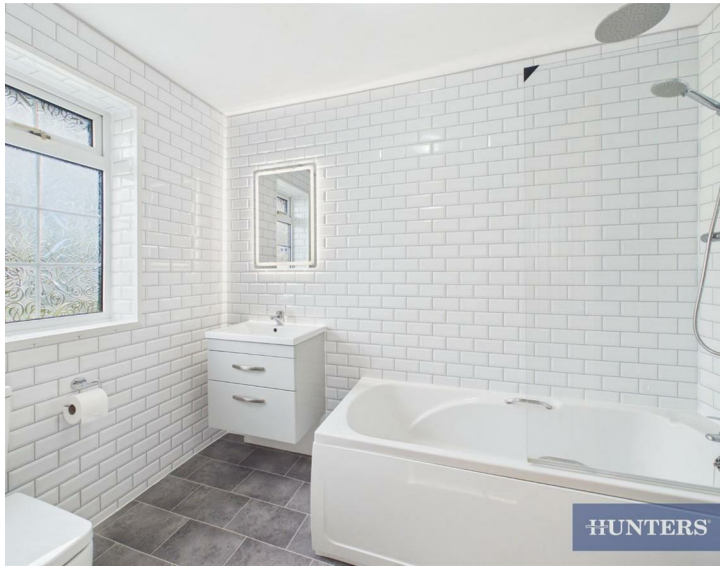












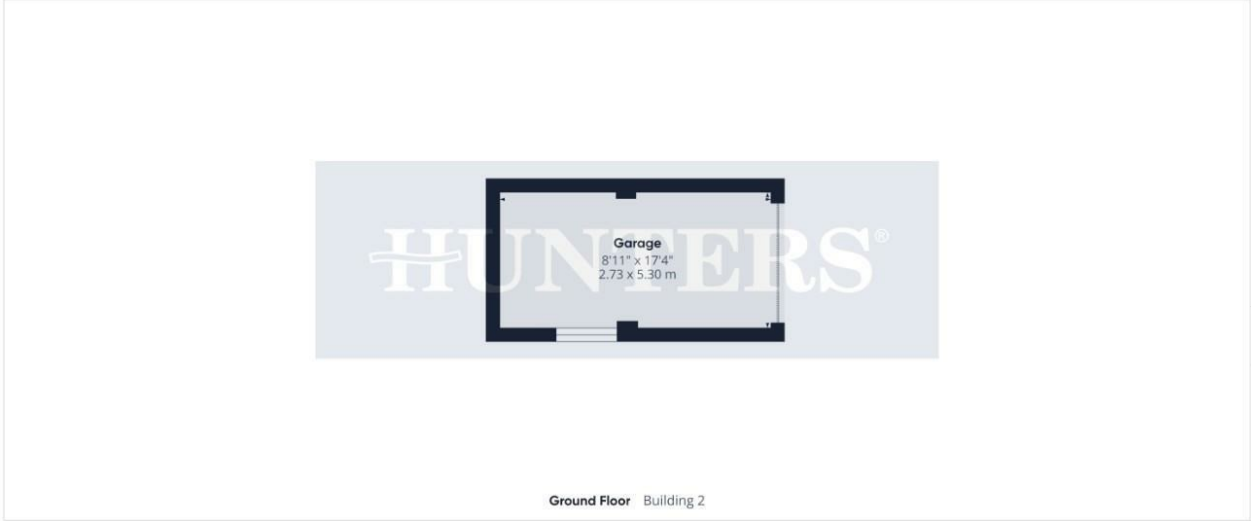
HMRC Disclaimer - Filey

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.

AI Marketing Disclaimer

Please note: Some of the images used in this marketing material have been virtually staged using AI technology to help illustrate how the property could look when furnished. These images are for visualisation purposes only. The property is sold unfurnished unless otherwise stated.





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Approximate total area(1)

919 ft²

85.3 m²

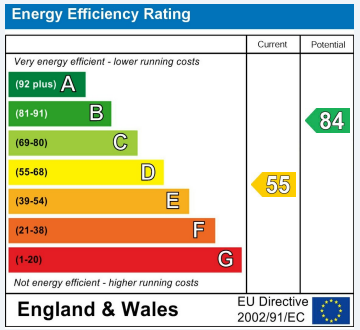
(1) Excluding balconies and terraces

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

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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