Wrangham Drive, Hunmanby, Filey, YO14 0PZ

- Detached Dormer Bungalow
- Two Reception Rooms
- Garage & Driveway
- EPC - C
- Three Bedrooms
- Gardens
- Potential of No Onward Chain

Asking Price £295,000

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Hunters are pleased to bring to the market this spacious three bedroom detached dormer bungalow located in the popular village of Hunmanby. The property is conveniently situated only a short walk from all the local amenities the village has to offer, including shops, doctors and excellent transport links to Filey, Bridlington and Scarborough.

As you step inside, you are welcomed by an entrance hallway that sets the tone for the rest of the home. The ground floor offers two generously sized reception rooms, one of which is currently being used as a bedroom, both benefiting from plenty of natural light and providing versatile spaces for relaxing or entertaining. Completing the ground floor is a further well-proportioned bedroom, ideal for guests, a home office or for those seeking single-level living, along with a three-piece bathroom suite comprising a shower over the bath, WC and hand basin.

Also on this floor is a separate kitchen, complete with wall and base units and integrated appliances, such as an electric oven and hob, as well as a handy breakfast bar for casual dining. The adjoining utility room provides space for a washing machine and includes access to the rear garden, making everyday tasks simple and efficient. On the first floor, there are two additional bedrooms offering comfortable and peaceful living spaces, along with a conveniently placed WC, adding to the property's practicality.

Externally, the front of the bungalow features a private driveway leading to a garage with electric power and a roller shutter, offering secure parking and additional storage. The rear garden is mainly laid to lawn, complemented by a large patio area, perfect for relaxation or outdoor entertaining, and a charming small feature pond that adds character to the outdoor space.

Viewings are highly recommended to fully appreciate everything this fantastic home has to offer.

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HMRC

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.

Viewings

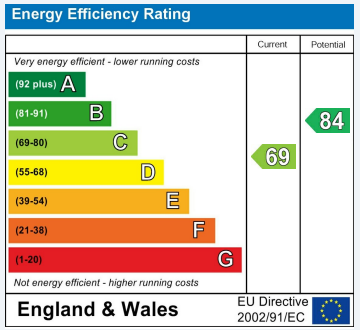
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

The Property Ombudsman

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