



Northgate, Hunmanby, Filey, YO14 0PA

- For Sale via Modern Method of Auction
- In Need Of Modernisation
- Front & Rear Gardens
- Semi Detached House
- Subject to Reserve Price
- Buyer Fees Apply
- Three Bedrooms
- No Onward Chain
- EPC Grade - E

By Auction £110,000



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DESCRIPTION

Nestled in the idyllic village of Hunmanby is this three bedroom semi detached home, only a short walk away from all the local amenities including shops, cafes and transportation links. There is also a primary school nearby and is situated only a short distance to the nearest secondary school in Filey. This property would suit a magnitude of buyers and is sold with no onward chain.

Upon entering the property, you are greeted by a front porch and spacious entrance hall which leads into a light and airy living room with gas fireplace, separate dining room, kitchen with oven and hob and space for a fridge freezer and washing machine. Leading from both the kitchen and dining room is the sun room which could be used as a rear porch or utility area.

Upstairs, this spacious property offers three good sized bedrooms, two of which benefiting from field views to the rear and a family bathroom with shower over bath and separate WC.

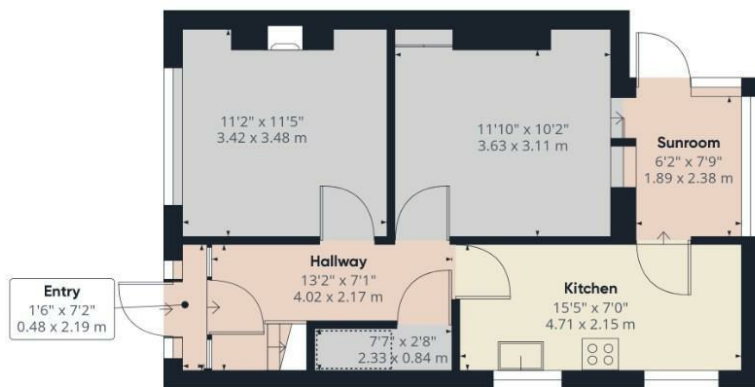
Externally this home provides generously sized front and rear gardens which have incredible potential to be transformed into stunning outdoor spaces.

This welcoming residence is in need of modernisation and refurbishment, but offers an exciting opportunity for those looking to make this house a home! Call us now to arrange your viewing.

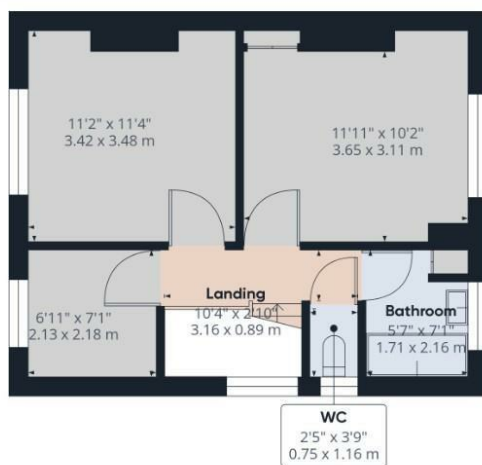
We believe the property to be freehold and are not aware of any restrictions.







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾

920.03 ft²
85.47 m²

Reduced headroom

10.95 ft²
1.02 m²

(1) Excluding balconies and terraces

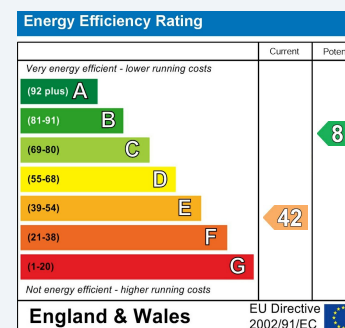
Reduced headroom
(below 1.5m/4.92ft)

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

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.

HUNTERS
HERE TO GET *you* THERE

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.



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