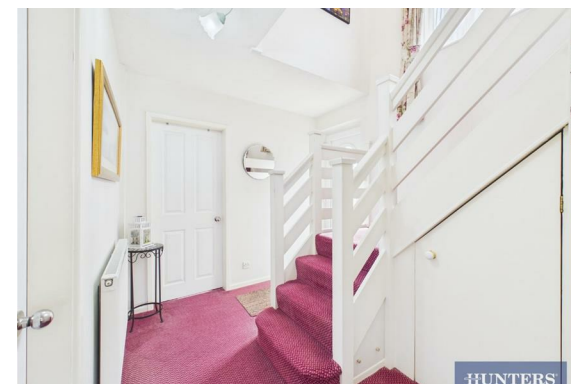




## Bardney Road, Hunmanby, Filey, YO14 0LX

- Semi-Detached Dormer House
- Off Road Parking & Garage
- Gardens
- Three/Four Bedrooms
- Two Reception Rooms
- EPC Grade - D

**Guide Price £240,000**

**HUNTERS**  
HERE TO GET *you* THERE

# Bardney Road, Hunmanby, Filey, YO14 0LX



Hunters are pleased to bring to the market this well-presented three/four bedroom semi-detached home, situated in the sought-after village of Hunmanby, offering spacious and versatile accommodation ideal for a range of buyers.

The property benefits from a welcoming entrance hallway, leading through to a generous living room and a separate dining room, providing excellent space for both everyday living and entertaining. Sliding doors from the dining room open out to the rear garden, creating a seamless connection between indoor and outdoor space. The kitchen is well-equipped with an integrated dishwasher, eye-level double oven, hob, plumbing for a washing machine, and space for a fridge freezer.



Also located on the ground floor is an additional room, which can be used as a fourth bedroom, study, or snug, depending on individual needs.

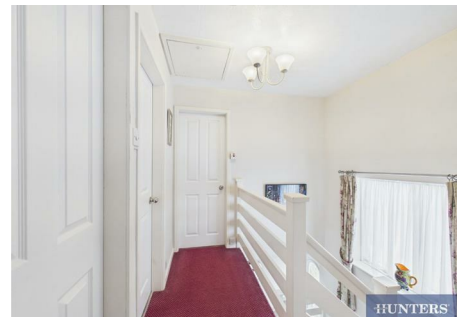
To the first floor, there are three well-proportioned bedrooms along with a modern shower room completing the accommodation.

Externally, the property enjoys both front and rear gardens, offering outdoor space for relaxation and family use. There is also the added benefit of a driveway and garage, providing off-street parking and additional storage.

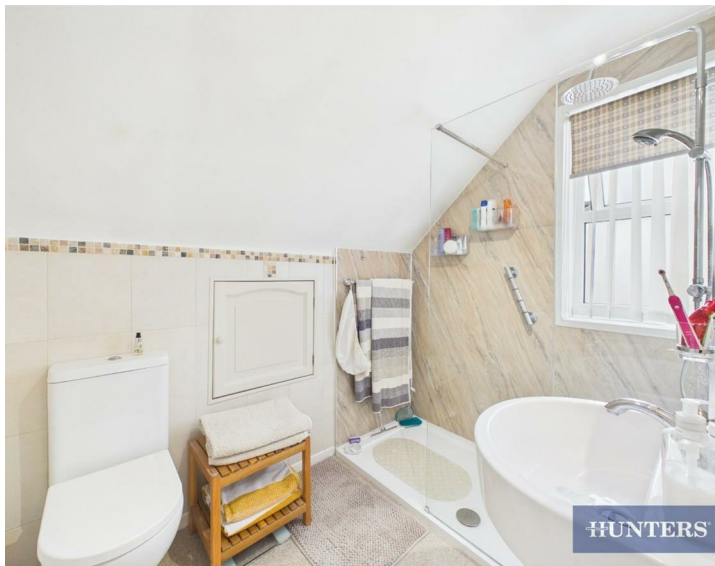


Located within the popular village of Hunmanby, the property is well placed for access to local amenities, schools and transport links, as well as being just a short distance from the coast.

This is a fantastic opportunity to acquire a versatile and well-located home, and early viewing is highly recommended.



# Bardney Road, Hunmanby, Filey, YO14 0LX

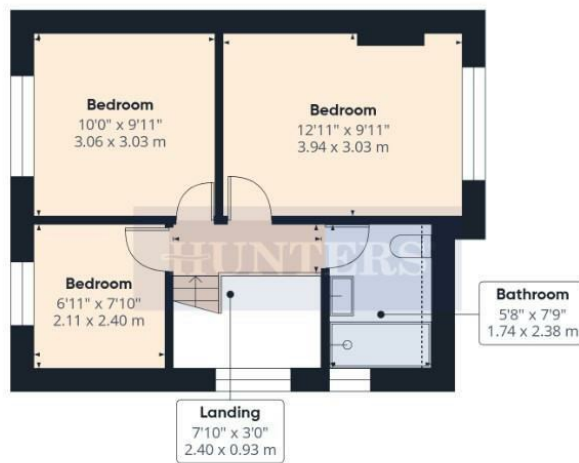


## HMRC Disclaimer - Filey

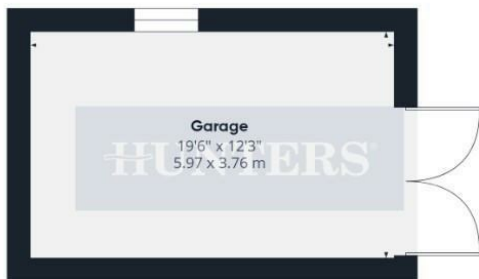
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

HUNTERS®

Approximate total area<sup>m</sup>

1123 ft<sup>2</sup>  
104.3 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

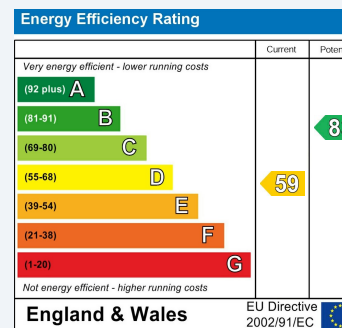
Reduced headroom  
Below 5 ft/1.5 m

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.