



## Hungate Lane, Hunmanby

- Mid Terrace House
- No Onward Chain
- Gardens

- Two Bedrooms
- Village Location
- EPC Grade - C

**Guide Price £145,000**

**Tenure: Freehold**

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# Hungate Lane, Hunmanby

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom terraced house, located in the village of Hunmanby 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. The property would suit a wide range of buyers including first time buyers and investors and is sold with no onward chain.

The property comprises of a kitchen with electric oven and hob, integrated fridge and plumbing for a washing machine, rear entrance porch, and a light and airy lounge to the ground floor. On the first floor are two bedrooms with the main providing a storage cupboard and a contemporary three piece bathroom suite with shower over bath.

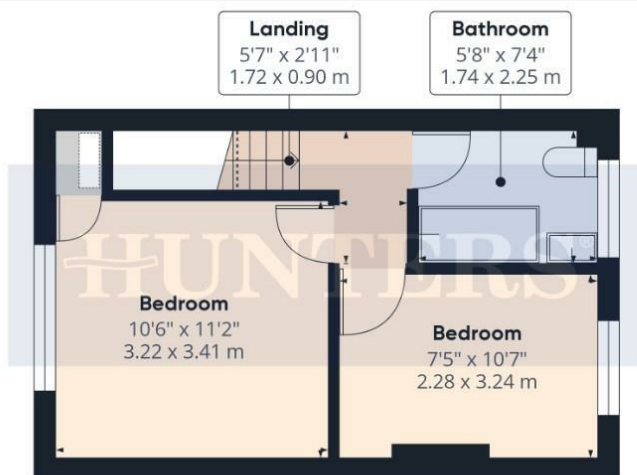
To the outside of the property there are low maintenance front and rear gardens, off road parking and a garage.

Call us now to arrange your viewing!





Ground Floor



Floor 1

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

564.78 ft<sup>2</sup>  
52.47 m<sup>2</sup>

Reduced headroom

11.48 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax: A

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		87		(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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

## Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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