



## Stonegate, Hunmanby, Filey, YO14 0PU

- End Terrace House
- Beautifully Presented
- Perfect First Time Buy or Investment
- Two Bedrooms
- Generously Sized Garden
- EPC Grade - D

**Guide Price £180,000**



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## DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented two-bedroom end-terrace home, located on the popular Stonegate in the sought-after village of Hunmanby.

This charming property would make an ideal purchase for a first-time buyer, investor, or those looking for a well-maintained home in a semi-rural setting, offering a perfect balance of village life with excellent access to the coast.

The accommodation briefly comprises an entrance hallway leading into a cosy and inviting living room, complete with a feature log burner—perfect for creating a warm and welcoming space. To the rear, there is a spacious kitchen/diner, offering ample room for cooking, dining, and entertaining, with access out to the garden.

To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom, all presented to a lovely standard throughout.

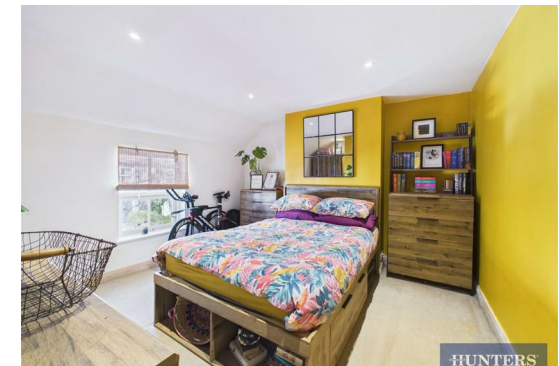
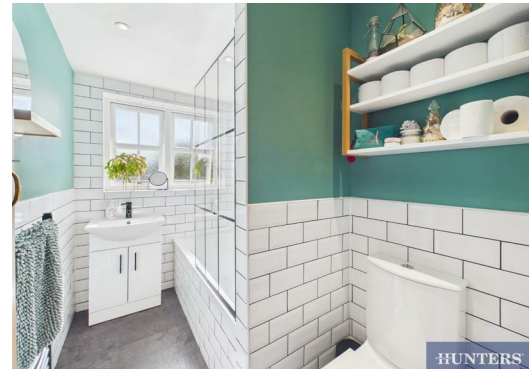
Externally, the property truly stands out with its generously sized rear garden. There is a patio seating area ideal for outdoor dining, a substantial lawned garden, and a useful outbuilding to the rear. A summer house provides an additional versatile space—perfect for relaxing, working from home, or entertaining.

The property benefits from gas central heating and is available with on-street parking nearby.

Hunmanby itself is a highly regarded semi-rural village, offering a range of local amenities including shops, cafés, a primary school, doctors surgery, and excellent transport links via both bus routes and a train station. The coastal towns of Filey, Scarborough, and Bridlington are all just a short drive away, making this an ideal location for both commuters and those looking to enjoy the nearby coastline.

This is a fantastic opportunity to acquire a lovely home in a desirable location, and early viewing is highly recommended.

\*Please note there is a right of way at the rear for bins.\*







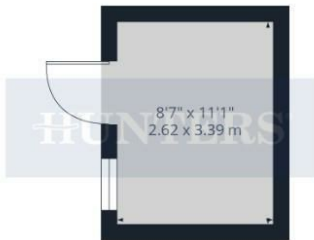
Hallway  
3'8" x 3'1"  
1.13 x 0.95 m

Ground Floor Building 1



Landing  
2'9" x 4'10"  
0.84 x 1.49 m

Floor 1 Building 1



Ground Floor Building 2

HUNTERS

Approximate total area<sup>(1)</sup>  
757 ft<sup>2</sup>  
70.3 m<sup>2</sup>

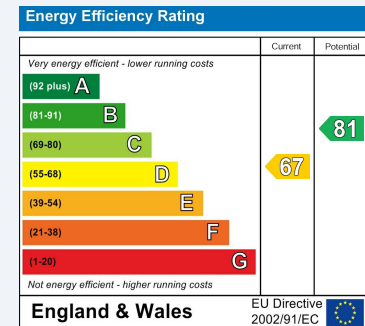
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



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