



## Wrangham Drive, Hunmanby, Filey, YO14 0PZ

- Detached House
- Beautifully Presented
- Off Road Parking & Garage
- Three Bedrooms
- Rear Garden
- EPC Grade - B

**Asking Price £325,000**





# Wrangham Drive, Hunmanby, Filey, YO14 0PZ

## DESCRIPTION

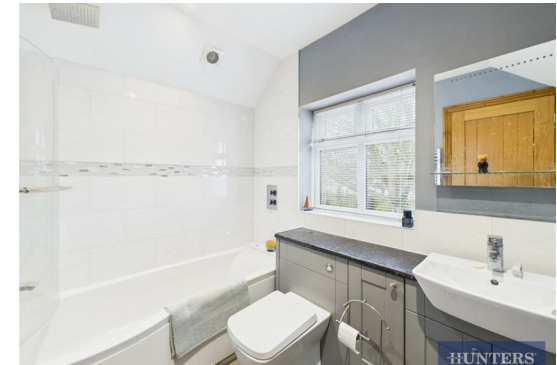
Hunters are pleased to bring to the market this beautifully presented three bedroom detached house located in the popular village of Hunmanby. The property is conveniently situated only a short walk from all the local amenities the village has to offer, including shops, doctors and excellent transport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

You enter this welcoming home through a bright and airy entrance hall. The hall provides access to both ground-floor rooms and a staircase leading to the first floor. At the heart of the home is the stunning open-plan living, dining, and kitchen area - a beautifully light-filled space designed for modern living. The living area boasts an exposed brick feature fireplace, charming beamed ceilings, and underfloor heating. Natural light floods in through large windows and patio doors opening onto the garden. The kitchen is well-equipped with sleek modern wall and base units, wood-look worktops, a tiled splashback, and a ceramic sink beneath the window. A freestanding range cooker with an extractor hood, an integrated fridge and dishwasher, and a stylish dining island with additional storage complete this fantastic space. A ground-floor WC is conveniently located off the entrance hall, featuring a stone floor, dual-flush WC, washbasin and housing for the combi boiler.

Heading upstairs, a bright and spacious landing with a side window leads to all bedrooms and includes a fitted storage cupboard. The main bedroom offers fitted wardrobes and a handy ensuite shower-room, whilst the remaining bedrooms share access to a modern house bathroom.

Externally, the property benefits from a spacious detached garage with power and lighting, as well as a practical utility area at the rear. The front of the property features a block-paved driveway, providing ample off-street parking. The rear garden is a peaceful and private retreat, with a well-maintained lawn and a patio seating area.

Call us today to arrange your viewing!



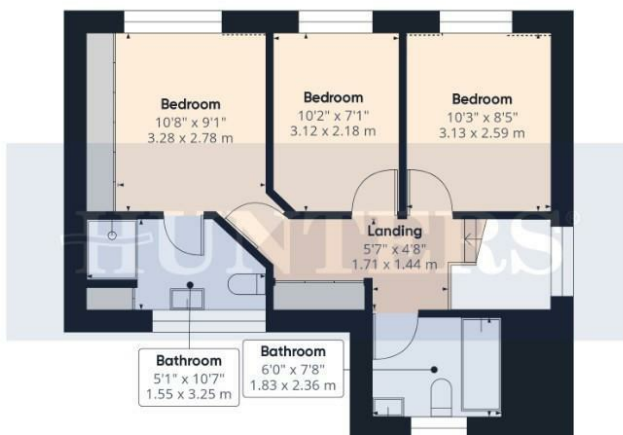








Ground Floor



Floor 1

### 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.

**HUNTERS**

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

927.85 ft<sup>2</sup>  
86.2 m<sup>2</sup>

#### Reduced headroom

1.31 ft<sup>2</sup>  
0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft/1.5 m

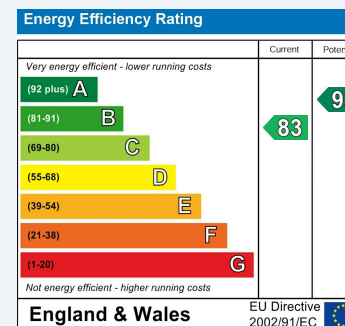
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.