



## Veterinary Close, Hunmanby, Filey, YO14 0NY

- Mid Terrace House
- Garage & Off Road Parking
- Well Presented
- Three Bedrooms
- Cul-De-Sac Location
- EPC Grade - C

**Offers Over £195,000**

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# Veterinary Close, Hunmanby, Filey, YO14 0NY



Nestled in a quiet cul-de-sac within the picturesque village of Hunmanby, this beautifully presented three-bedroom home offers modern living, generous space, and fantastic outdoor areas—perfect for families or those looking for a peaceful retreat.

From the moment you step inside, you'll be welcomed by a bright and inviting entrance hallway leading to a spacious living room—ideal for relaxing or entertaining. The heart of the home is the stylish, recently upgraded kitchen/dining room, boasting integrated appliances and seamless access to the enclosed rear garden. A convenient ground floor WC completes this level.

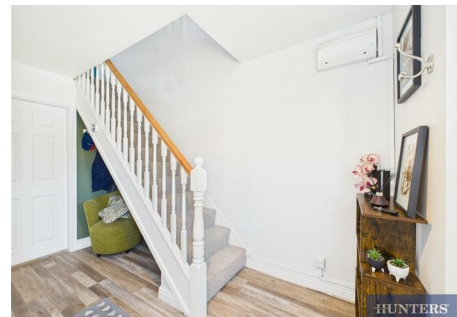
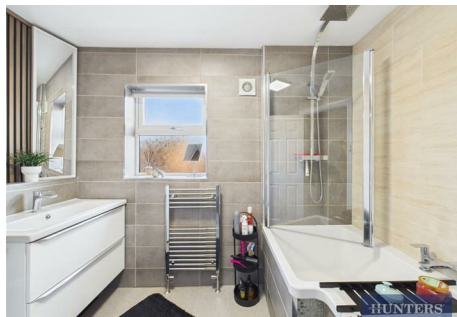


Upstairs, a generous landing connects three well-proportioned bedrooms, with one currently used as a dressing room. The modern family bathroom features a sleek three-piece suite, perfect for unwinding at the end of the day.

Externally, this home continues to impress with a well maintained rear garden, primarily laid to lawn, featuring a patio and a charming summer house—perfect for outdoor dining or a tranquil escape. To the front, there's off-street parking and a garage, ensuring practicality for residents and guests.



Situated just a short walk from local shops, cafés, and village amenities, this stunning home is a must-see. Arrange a viewing today to truly appreciate all it has to offer!





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**HMRC**  
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 Coadjute and they charge a fee for this service.



### 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.



7a Murray Street, Filey, YO14 9DA  
Tel: 01723 338958 Email: [filey@hunters.com](mailto:filey@hunters.com) <https://www.hunters.com>

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

853.79 ft<sup>2</sup>  
79.32 m<sup>2</sup>

#### Reduced headroom

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

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

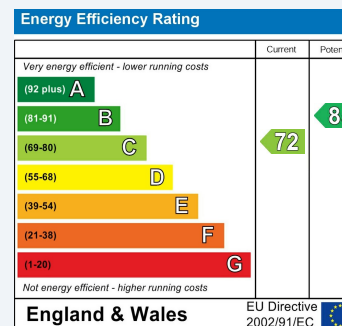
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

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