



Hall Park Road, Hunmanby, Filey
YO14 0JG

Guide Price £350,000



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DESCRIPTION

Hunters Exclusive are delighted to present this beautifully appointed semi-detached home, set within a peaceful and highly desirable part of Hunmanby, just moments from the historic Hunmanby Hall and surrounded by stunning countryside walks.

Originally converted in 1996, this charming home blends character with modern living, offering spacious and versatile accommodation throughout. From the moment you step inside, the property immediately impresses with its light-filled interiors and immaculate presentation, creating a warm and welcoming feel that is ready to move straight into.

The ground floor features a generous living room, ideal for both relaxing evenings and entertaining, alongside a well-proportioned kitchen with ample space for dining. The layout flows effortlessly, designed with both comfort and practicality in mind.

To the first floor, the property offers three well-sized bedrooms, all thoughtfully arranged to maximise space and natural light, along with a modern four piece bathroom and additional ensuite shower room, perfectly suited to family living or hosting guests.

A standout feature of this home is the substantial loft space, offering exciting potential to create an additional bedroom or workspace, subject to the necessary permissions. This provides an excellent opportunity for buyers looking to grow into the property over time.

Externally, the home continues to impress with well-maintained gardens, ideal for enjoying the outdoors, along with the added benefits of off-road parking and a garage, providing both convenience and additional storage.

Set within a quiet and sought-after location, Hunmanby offers a fantastic lifestyle with a range of local amenities including shops, cafes and schools, while also benefiting from excellent transport links to nearby Filey, Scarborough and beyond. The surrounding countryside and coastal scenery provide the perfect backdrop for walking, relaxing and embracing a slower pace of life.

This is a rare opportunity to acquire a beautifully presented home in a truly special setting, offering both lifestyle and future potential in equal measure.

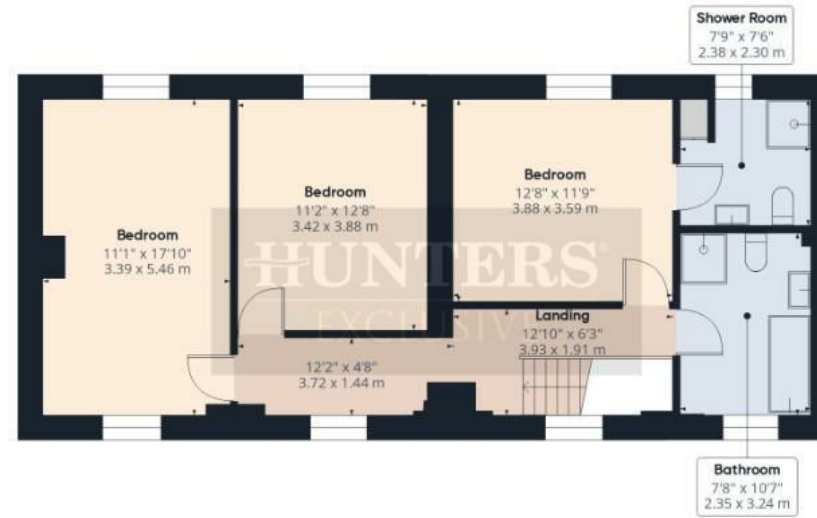
Early viewing is highly recommended.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1775 ft²

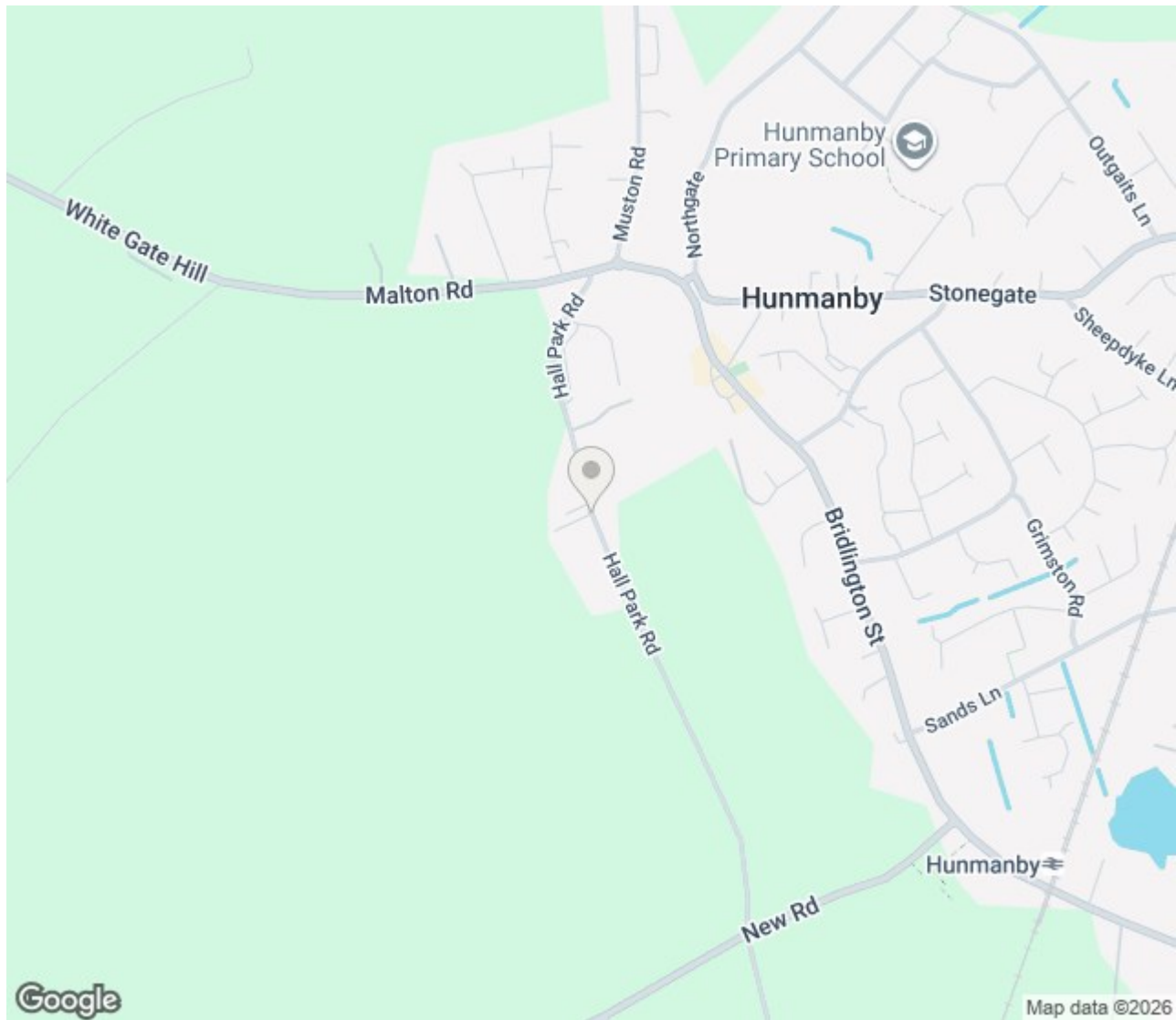
165 m²

(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.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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