



Stonegate, Hunmanby, Filey, YO14 0PU

- Detached Bungalow
- Integral Garage & Off Road Parking
- Gardens
- Three Bedrooms
- Conservatory
- EPC Grade - D

Guide Price £275,000



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DESCRIPTION

Hunters are pleased to bring to the market this three bedroom detached bungalow situated on elevated plot within the lovely semi-rural village of Hunmanby. Hunmanby is situated within close proximity to Filey, Bridlington and Scarborough and offers both bus and train links. There are ample amenities available nearby such as a doctors surgery, dentist, shop and plenty of cafes and public houses.

As you enter the property, you are greeted by a large entrance hall that provides access to three generously sized bedrooms, one of which benefitting from an ensuite shower room, and a large family shower room with low level WC and hand wash basin. There is a front aspect living room with large bay window and an electric feature fireplace which is a great space for relaxing with loved ones. At the rear of the property is a well-appointed kitchen/diner with ample modern wall and base units, electric oven and hob, plumbing for a washing machine and space for a fridge/freezer. The kitchen provides the perfect space for entertaining family and friends with French doors that open into the light and airy conservatory with views of the rear garden. The conservatory boasts patio doors that open into the garden, creating a seamless flow from the kitchen through to the garden on those summer days.

Alongside the integral garage with both power, lighting and up and over door, this fantastic bungalow offers both front and rear gardens and a block paved driveway to the front providing ease with ample off road parking available along with an EV charger. The rear garden is secure with gated access on both sides of the property and boasts a large lawned area, patio and shed for additional storage.

The property also offers gas central heating and double glazing throughout and would make a fantastic purchase for those looking an individually designed bungalow situated in a desirable location.

Call us now to arrange your viewing!







Approximate total area⁽¹⁾
1278.31 ft²
118.76 m²

(1) Excluding balconies and terraces

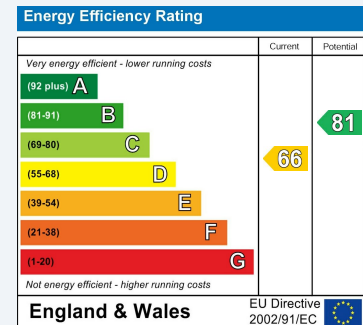
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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, 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.