



## Rosemoor Close, Hunmanby, Filey, YO14 0NB

- Semi-Detached Bungalow
- Beautifully Maintained Garden
- Corner Plot
- Two Bedrooms
- Garage & Off Road Parking
- EPC Grade: E

**Asking Price £180,000**



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## DESCRIPTION

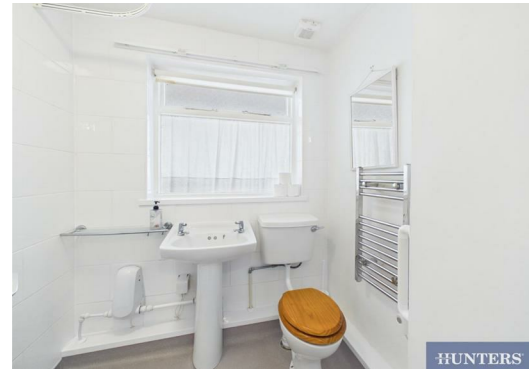
Hunters are delighted to bring to the market this well-presented two-bedroom semi-detached bungalow on a corner plot, occupying a sought-after position in the popular village of Hunmanby. Offering spacious single-level living, a beautifully maintained rear garden and a detached garage, this charming home is ideal for those looking to downsize or enjoy village living.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious front-facing living room with an attractive feature fireplace, and a fitted kitchen offering ample cupboard and worktop space. The kitchen leads directly into a generous conservatory overlooking the rear garden, with two doors opening onto the patio, providing an excellent additional living space.

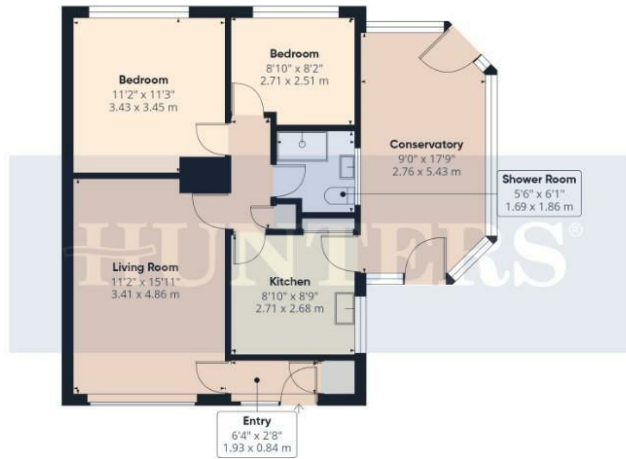
There are two well-proportioned bedrooms, both enjoying views over the rear garden, together with a wet room designed for easy accessibility.

Externally, the property benefits from a generous driveway providing ample off-road parking, leading to a detached garage with an electric roller shutter door. The beautifully maintained rear garden is mainly laid to lawn with established borders, mature planting and a patio seating area, creating a peaceful outdoor space.

Located within easy reach of Hunmanby's local amenities, transport links and just a short drive from the coast at Filey, this delightful bungalow offers comfortable living in a highly desirable location. Viewing is highly recommended.







Ground Floor Building 1



Ground Floor Building 2

HUNTERS

Approximate total area<sup>(1)</sup>  
857 ft<sup>2</sup>  
79.6 m<sup>2</sup>

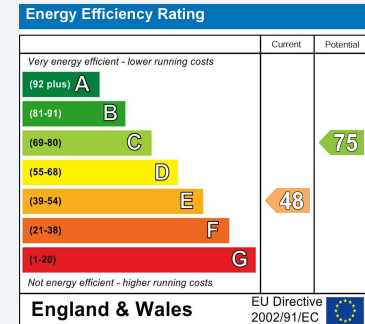
(1) Excluding balconies and terraces

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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