



Cowlings Close, Hunmanby, Filey, YO14 0ND

- Semi-Detached Bungalow
- Bright Sunroom
- Off-Road Parking
- Two Bedrooms
- Landscaped Garden
- EPC Rating: D

Asking Price £230,000



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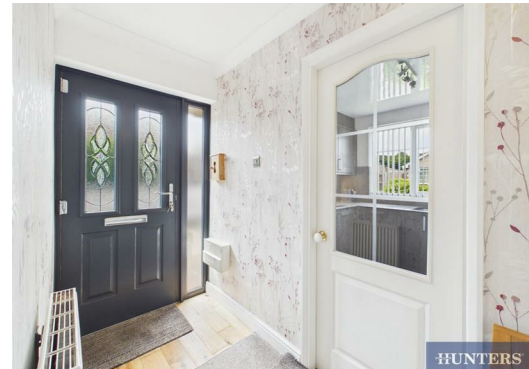
DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented two-bedroom semi-detached bungalow, situated within the sought-after village of Hunmanby. Boasting stylish interiors, a stunning sunroom extension, beautifully maintained gardens and off-road parking, this fantastic home is ideal for those looking to downsize or enjoy flexible single-level living.

The accommodation briefly comprises an entrance hallway, a contemporary fitted kitchen with integrated appliances, two well-proportioned bedrooms, a modern shower room with a level-access rainfall shower, and a separate dining room leading into the impressive sunroom. Flooded with natural light from Velux windows and French doors, the sunroom creates the perfect space to relax while overlooking the attractive rear garden.

Externally, the property enjoys beautifully landscaped front and rear gardens, a driveway providing off-road parking, a detached brick-built utility/store and an additional timber shed. The loft is boarded and insulated, offering useful storage space.

Further benefits include gas central heating, double glazing, freehold tenure and an EPC rating of D with the potential to improve to a B. Conveniently located close to Hunmanby's shops, cafés and transport links, with Filey and the Yorkshire coast just a short drive away, this is a wonderful home in a highly desirable village location.







Viewings

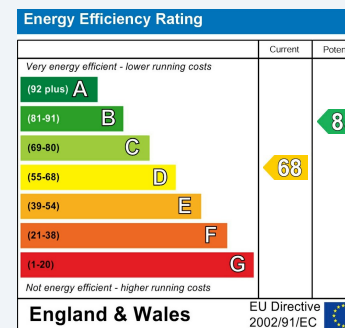
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.