



Hungate Lane, Filey

- End Terrace House
- Garage and Driveway
- Council Tax Band - A
- Two Bedrooms
- No Onward Chain
- EPC - D

Offers Over £160,000

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Hungate Lane, Filey

DESCRIPTION

Hunters are pleased to bring to the market this end terraced, two bedroom house, located in the village of Hunmanby only a short walk from all the local amenities the village has to offer, including shops, doctors and excellent transport links to Filey, Bridlington and Scarborough. The property would suit a wide range of buyers including first time buyers and investors. The current owners are running the property as a holiday let and is to be sold fully furnished with the exception of the televisions.

The property comprises of a contemporary kitchen and bay window lounge with gas fire to the ground floor. On the first floor are two bedrooms with the main providing two storage cupboards and a contemporary three piece bathroom suite with electric shower over bath.

To the outside of the property there are low maintenance gardens front and rear with the additional bonus of a garage and shared driveway which has a right of way over rear for next door. Viewing is advised to see what this property has to offer!







Floor 0



Floor 1

Approximate total area⁽¹⁾
576.69 ft²

(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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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