



Gap Crescent, Hunmanby Gap, Filey, YO14 9QJ

- Detached Bungalow
- Garage & Off Road Parking
- Two Bedrooms
- Beach Side Location
- Conservatory
- EPC Grade - D

Guide Price £315,000

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HERE TO GET *you* THERE

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DESCRIPTION

Nestled within the charming Hunmanby Gap this delightful detached bungalow on the cul-de-sac of Gap Crescent is a true gem waiting to be discovered. Hunmanby Gap is within close proximity of the neighbouring towns of Filey and Bridlington where ample amenities await, and a short walk down to Hunmanby Gap beach where you can enjoy a stroll. Boasting two cosy reception rooms, perfect for relaxing or entertaining guests, and two inviting bedrooms, this property offers a comfortable and homely feel.

The detached bungalow features a well-proportioned bathroom, ensuring convenience and functionality for its residents, and a spacious kitchen/diner with plenty of natural light. With ample off road parking and a detached garage, you'll never have to worry about finding a spot after a long day out. The highlight of this home is the beautiful gardens and open field views to the rear, creating a peaceful and appealing environment to relax and unwind.

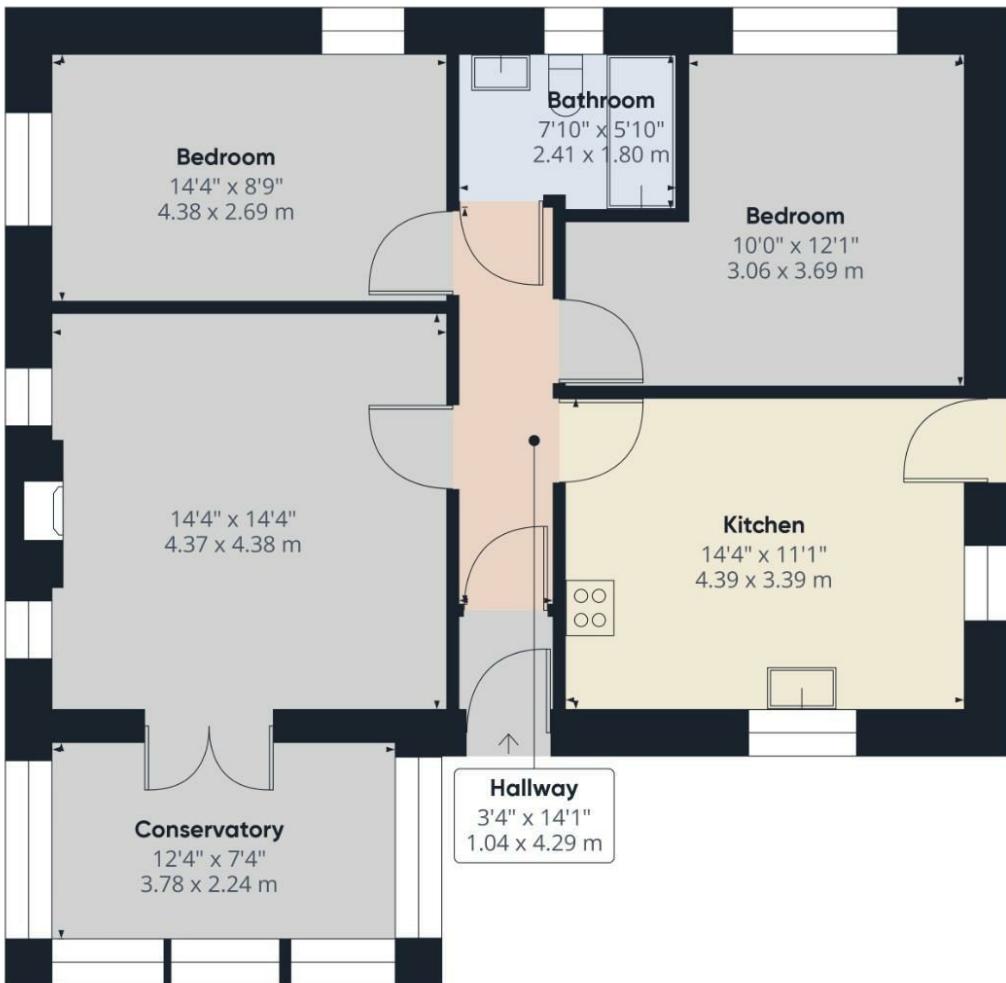
Imagine coming home to this peaceful retreat, where you can unwind in your own space and enjoy the tranquillity of seaside life. Whether you're looking for a permanent residence or a holiday home, this property offers the perfect blend of comfort and convenience.

We believe the property to be freehold and are not aware of any restrictions.

Don't miss out on the opportunity to make this charming bungalow your own - book a viewing today and step into your future home in the heart of Hunmanby Gap.







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.

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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.

The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded and ranges from 'Very energy efficient - lower running costs' (green) on the left to 'Not energy efficient - higher running costs' (red) on the right. The scale is marked with ranges and letters: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, and (1-20) G. A green arrow points to the right, ending at the 'B' mark. A yellow arrow points to the right, ending at the '68' mark. A blue arrow points to the right, ending at the '82' mark. The 'Current' and 'Potential' columns are shown at the top right.

Rating Range	Letter	Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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.

