



## Cowlings Close, Hunmanby, Filey

- Semi Detached Bungalow
- Front & Rear Gardens
- EPC Grade - D
- Two Bedrooms
- Conservatory
- No Onward Chain
- Garage

Tenure: Freehold

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# Cowlings Close, Hunmanby, Filey

## DESCRIPTION

Welcome to this charming semi-detached bungalow located on the cul-de-sac of Cowlings Close in Hunmanby. Being sold with no onward chain, this property would make a fantastic home for a magnitude of buyers. Hunmanby has regular transport links to the neighbouring towns of Scarborough, Filey and Bridlington and also provides ample amenities from shops, doctors and cafes to public houses and a village primary school, to name a few.

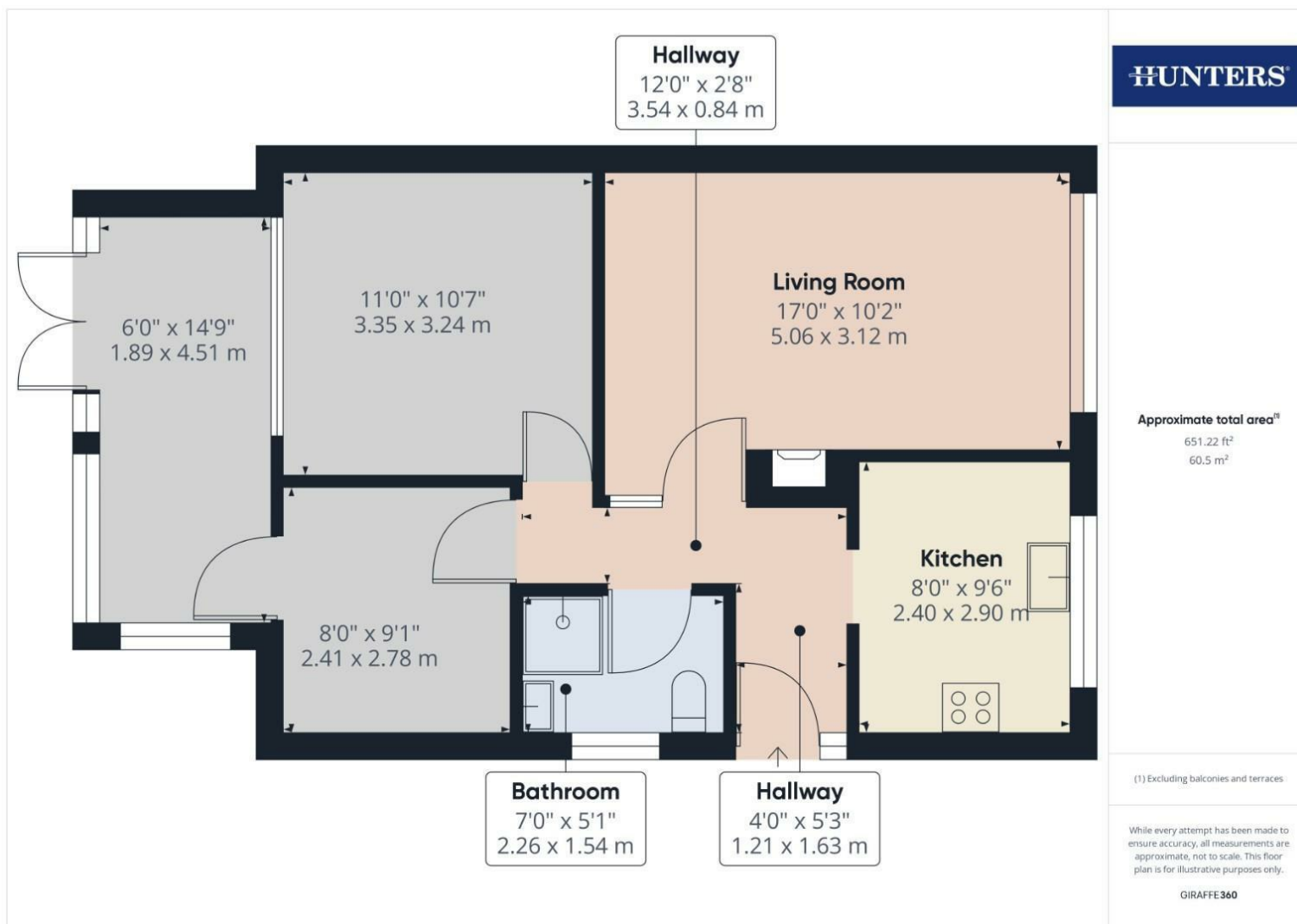
This delightful property boasts a cosy reception room, two comfortable bedrooms and a well-maintained shower room which offers convenience and functionality. There is also the added bonus of a spacious kitchen and a light and airy conservatory to the rear with views over the garden.

Externally, this property offers well-maintained front and rear gardens, ample off road parking for a number of vehicles and a detached garage. There is also a convenient greenhouse to the rear, perfect for those who enjoy gardening!

This property is freehold, and we are not aware of any restrictions. The property has recently had new carpets fitted in some rooms, and a new boiler in 2023.

Whether you're looking for a peaceful retreat or a place to call home, this bungalow in Cowlings Close offers a wonderful opportunity to enjoy the tranquillity of the countryside while still being within reach of local amenities. Don't miss out on the chance to make this lovely property your own!





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Council Tax: B

## 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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |                                                                 |  |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|--|
|                                             | Current | Potential                                                                           |                                                                 |  |
| Very energy efficient - lower running costs |         |                                                                                     | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| (92 plus) <b>A</b>                          |         | <b>85</b>                                                                           | (92 plus) <b>A</b>                                              |  |
| (81-91) <b>B</b>                            |         |                                                                                     | (81-91) <b>B</b>                                                |  |
| (69-80) <b>C</b>                            |         |                                                                                     | (69-80) <b>C</b>                                                |  |
| (55-68) <b>D</b>                            |         |                                                                                     | (55-68) <b>D</b>                                                |  |
| (39-54) <b>E</b>                            |         |                                                                                     | (39-54) <b>E</b>                                                |  |
| (21-38) <b>F</b>                            |         |                                                                                     | (21-38) <b>F</b>                                                |  |
| (1-20) <b>G</b>                             |         |                                                                                     | (1-20) <b>G</b>                                                 |  |
| Not energy efficient - higher running costs |         |                                                                                     | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| England & Wales                             |         | EU Directive 2002/91/EC                                                             | England & Wales                                                 |  |
|                                             |         |  |                                                                 |  |

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

## 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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