



Stonegate, Filey

36 Stonegate provides a truly idyllic location in the ever popular village of Hunmanby. Entering through the solid wood church style doors sets the scene for what can only be described as a stunning, characterful and versatile home with all modern conveniences.

This wonderful home just keeps on giving, subject to planning permission you could create a bungalow, Holiday lodge or annex at the bottom of the garden with its own private drive.

Offers In The Region Of £525,000



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DESCRIPTION

Entrance Hall

11'6" x 10'9"

Solid wood Church style doors, Hardwood flooring, Stained glass window, Cast Iron Radiator, BT point, Sockets and under stair store

Dining Room

20'9" x 14'9"

Multifuel stove with brick surround and oak beam above, wall lights, carpet, Tv Point, radiator.

Lounge

15'1" x 13'10"

Gas stove with slate surround, half panelled timber walling, built in bookcase, carpet, wall lights, radiator and patio doors to conservatory.

Conservatory

17'11" x 18'3"

two Velux windows in solid roof, glass roof and two glazed walls, and exposed brick work wall, tiled floor, tv point, sockets and ceiling fan.

Kitchen

19'7" x 8'0"

Wide range of wall and base units, Royal Blue AGA range, electric hob with extractor hood, acrylic sink with drainer, spot lights, pantry and stable door to conservatory.

Utility Room

10'2" x 4'3"

space for washing machine, tumble drier and fridge freezer, stainless steel sink, tall pantry unit, bow topped window and velux roof light.

Cloakroom

4'1" x 5'8"

tiled floor, sink with pedestal, back to wall toilet, radiator and stained glass window.

Master Bedroom

15'10" x 11'9"

Dual aspect windows, walk in wardrobe, coombed ceiling, carpet, TV point and radiator.

En-Suite

9'0" x 4'10"

Corner shower, sink with vanity unit, close coupled toilet, tiled floor, extractor and radiator.

Bedroom 2

12'5" x 11'8"

over stair storage, carpet, sockets, radiator, timber plank door, loft access.

Bedroom 3

11'6" x 9'2"

Coombed ceiling, timber plank door, sockets, radiator.

Bedroom 4

8'3" x 9'7"

Two stained glass window lights, window overlooking garden, radiator, carpet, sockets.

Family Bathroom

9'7" x 8'2"

Bath with thermostatic shower over, tiled floor and half walls, built in sink and toilet with vanity, curved towel rail and view over garden







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(81-91) B		
(69-80) C		
(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.

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