

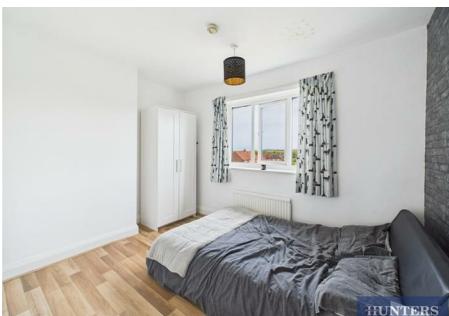


Northgate, Hunmanby, Filey, YO14 0PA

- Semi Detached House
- Large Gardens
- Perfect Family Home
- EPC Grade: D
- Four Bedrooms
- Garage & Parking
- Field Views

Asking Price £270,000

Northgate, Hunmanby, Filey, YO14 0PA



Nestled in the idyllic village of Hunmanby is this well presented four bedroom semi detached home, only a short walk away from all the local amenities including shops, cafes and transportation links. There is also a primary school nearby and is situated only a short distance to the nearest secondary school in Filey. This property would suit a magnitude of buyers.

Situated on an elevated plot with far-reaching views to the front and open fields to the rear, this beautifully presented four-bedroom semi-detached property is perfect for family living.

Upon entering the home, you are welcomed by a spacious entrance hallway, featuring a staircase to the first floor and a useful under-stairs storage cupboard. The ground floor boasts a large, open-plan living and dining area, complete with a charming bay window to the front and a built-in multi-fuel log/coal burner set on a slate hearth—ideal for cosy evenings.

The well-appointed kitchen is fitted with a range of traditional cream wall and base units, wood-effect worktops, and a breakfast bar. Integrated appliances include an electric hob with cooker hood, electric fan oven, and fridge freezer, with space and plumbing provided for a washing machine. A side door offers additional access to the garden.

The first floor offers a spacious landing leading to three generously sized bedrooms and a large, modern family bathroom. The second floor is home to the principal bedroom, featuring a skylight window, built-in wardrobes, and useful eaves storage.

Externally, the property offers a block-paved driveway providing ample off-road parking and access to a detached garage. The generous L-shaped rear garden extends behind two adjacent properties and borders open fields, offering a fantastic space for outdoor living and entertaining. There is also a small, well-kept front garden enhancing the home's kerb appeal.

Additional benefits include gas central heating and UPVC double glazing.



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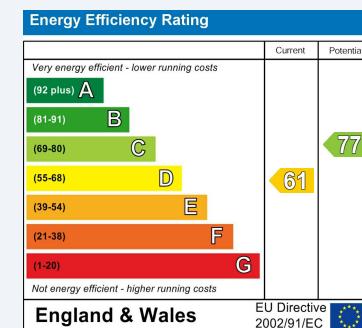
HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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.



Approximate total area⁽¹⁾

(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.

Calculations were based on RICS IPM 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

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.



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