

HUNTERS[®]

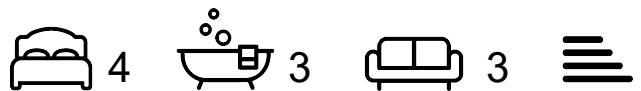
HERE TO GET *you* THERE



Hungate Lane

Hunmanby, Filey, YO14 0NN

Offers Over £190,000



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- Block of 3 self contained flats
- Excellent opportunity for investors/developers
- Council Tax Band-A (all flats)
- Priced for quick sale
- UPVC double glazed windows
- Gas Central Heating
- Viewing Recommended
- Ground floor EPC-D
- Flat 1 EPC-C
- Flat 2 EPC-D



Hunters are pleased to offer this investment opportunity to the market located in the quaint village of Hunmanby, only a short drive away from the highly desired sea-side town of Filey. The property is situated close to a wide range of fantastic facilities including a co op supermarket, pharmacy, pubs, local shops, doctors, dentist and takeaways, whilst only being a short distance away from the local towns with their stunning beaches and country walks.

The property comprises: flat 1, self contained ground floor flat with lounge, kitchen, bedroom and bathroom. Flat 2 is a first floor duplex flat with lounge, kitchen and stairs leading up to the bedroom and bathroom. Flat 3 is split across first and second floor flat consisting of lounge, kitchen and stairs leading up to two bedrooms and a bathroom.

There is on street parking available outside of the property and there are also regular bus and train services to Bridlington, Scarborough, Filey and York.

Call us now to arrange your viewing.

FLAT 1

Entrance Hall

15'6" x 11'3" (4.73 x 3.43)

Lounge

10'7" x 13'3" (3.24 x 4.06)

Kitchen

6'10" x 10'3" (2.10 x 3.14)

Bathroom

6'10" x 10'4" (2.09 x 3.17)

Bedroom

11'1" x 12'5" (3.40 x 3.81)

FLAT 2

Lounge

11'2" x 14'7" (3.41 x 4.45)

Kitchen

6'10" x 10'5" (2.09 x 3.18)

Landing

2'9" x 4'3" (0.85 x 1.32)

Bedroom

Bathroom

5'6" x 9'10" (1.68 x 3.02)

FLAT 3

Entrance Hall

6'9" x 4'0" (2.08 x 1.23)

Kitchen

6'10" x 10'5" (2.09 x 3.19)

Lounge

11'1" x 15'3" (3.39 x 4.66)

Landing

3'0" x 7'2" (0.93 x 2.20)

Bedroom One

10'4" x 10'5" (3.15 x 3.18)

Bedroom Two

6'9" x 11'3" (2.08 x 3.43)

Bathroom

5'8" x 11'5" (1.73 x 3.50)



Road Map



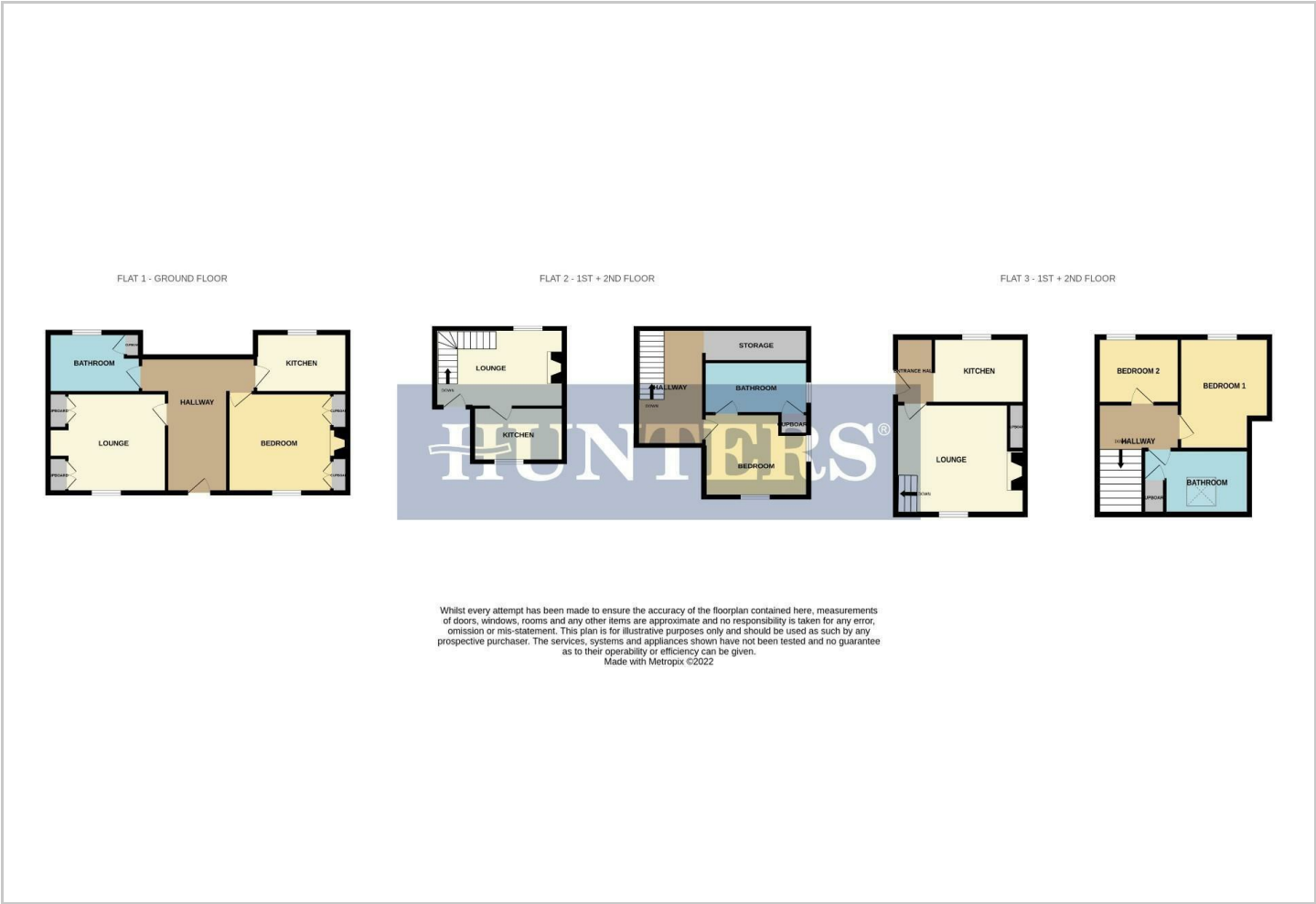
Hybrid Map



Terrain Map



Floor Plan



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.

Energy Efficiency Graph



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.