



## 1 Chapel Lane, Speeton, YO14 9TQ

- Semi Detached House
- No Onward Chain
- Garage & Off Road Parking
- Two Bedrooms
- Perfect First Home / Investment
- EPC Grade: C

**Guide Price £160,000**



# 1 Chapel Lane, Speeton, YO14 9TQ

## DESCRIPTION

Hunters are delighted to bring to the market this two bedroom semi-detached house, located in the rural village of Speeton, ideally positioned between the popular coastal towns of Filey and Bridlington. Offered to the market with no onward chain, the property would make an ideal first home for those looking to step onto the property ladder or a fantastic investment opportunity in a peaceful village setting.

The accommodation briefly comprises an entrance hallway leading through to a generous living room, offering plenty of space for both seating and dining areas. To the rear of the property is a modern fitted kitchen with a range of wall and base units and access out towards the rear of the property.

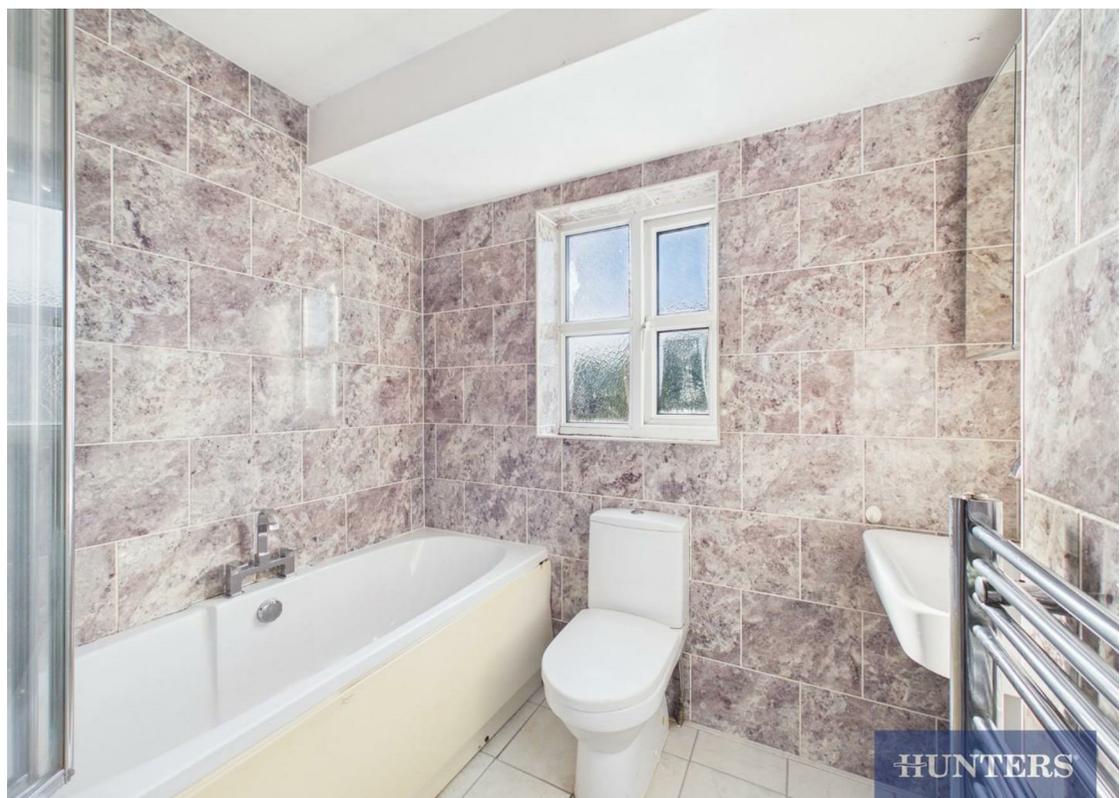
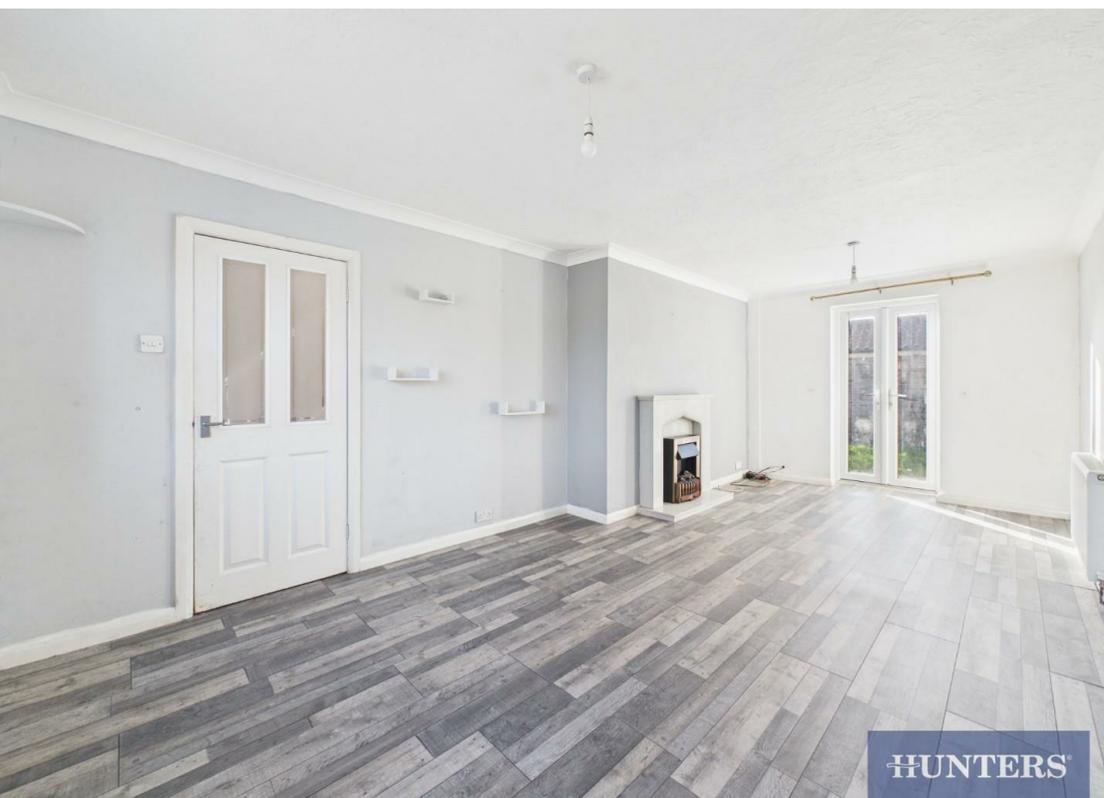
To the first floor there are two well-proportioned bedrooms along with a contemporary family bathroom. The property was originally designed as a three bedroom home but has been thoughtfully reconfigured to create two larger bedrooms, allowing for more spacious accommodation. Should a purchaser wish, the layout could be converted back to a three bedroom property.

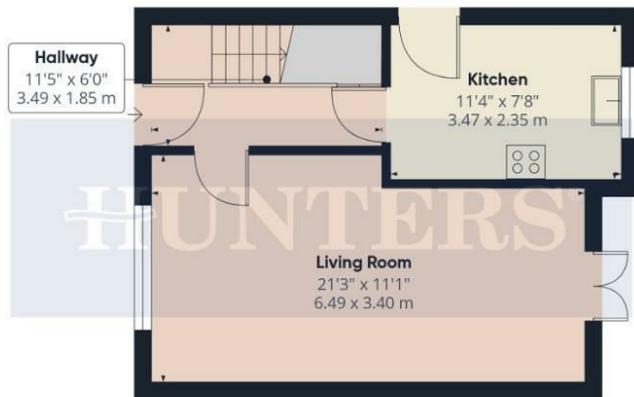
Externally, the property benefits from a detached garage, accessed via a driveway with a right of access, providing useful storage or parking. There is also on-street parking available outside the property. The home further benefits from oil central heating, double glazing throughout, and solar panels, which provide the added advantage of generating an income through electricity sold back to the grid.

Speeton is a small coastal village located between Filey and Bridlington, offering a quiet lifestyle with beautiful coastal walks nearby, while still being within easy reach of local amenities, transport links and the stunning Yorkshire coastline.

Early viewing is recommended to appreciate the potential this home has to offer.







Ground Floor



Floor 1



HUNTERS

Approximate total area<sup>(1)</sup>  
723 ft<sup>2</sup>  
67.3 m<sup>2</sup>

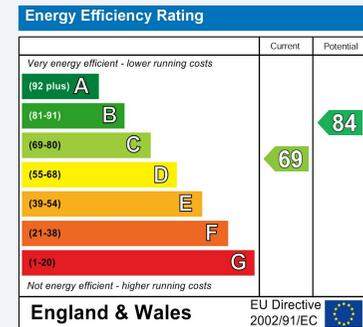
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.



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.

### Viewings

Please contact [filey@hunters.com](mailto: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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