



Stonegate, Filey

- Detached House
- Four Piece Bathroom
- Close to Amenities
- EPC - E
- Two Bedrooms
- Garden
- No Onward Chain

Guide Price £185,000

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Stonegate, Filey

DESCRIPTION

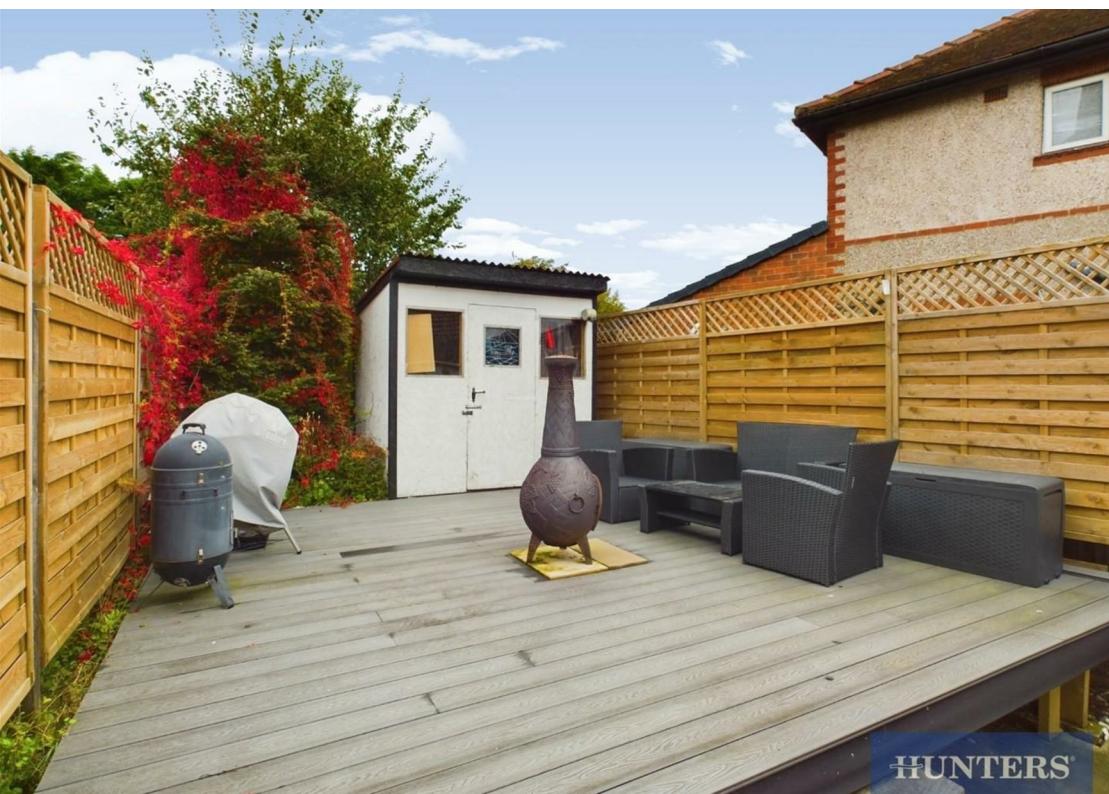
Hunters are offering to the market this cozy two bedroom detached house nestled in the idyllic village of Hunmanby. This property is only a short walk away from all the local amenities including shops, cafes and transportation links.

The property comprises of a snug lounge with exposed beams and brick built fireplace. The kitchen comprises modern wall and base units and exposed beams and the dining room allows room for a luxurious dining table and chairs with access to the rear garden door. Also on the ground floor of the property is the charming, spacious 4-piece bathroom perfect for relaxing. The combination of a shower, rolltop bath, wash hand basin and WC creates a practical area. Moving upstairs on the first floor are two comfortable bedrooms, one with dual aspect windows, blessed with natural light.

The property is UPVC double glazed and has electric heating.

To the outside is an enclosed garden which comprises of a decking area with a shed to the back of the garden that provides a great deal of storage. This property benefits from being sold with NO ONWARD CHAIN!







Ground Floor



Floor 1

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Approximate total area⁽¹⁾

631.12 ft²
58.63 m²

Reduced headroom

17.95 ft²
1.67 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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			85
(81-91) B			
(69-80) C			
(55-68) D			50
(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.

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.

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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