



## Strickland Road, Hunmanby, Filey, YO14 0NG

- Detached House
- No Onward Chain
- Garage & Parking
- EPC Grade: D
- Three Bedrooms
- Price Adjusted to Reflect Work Required
- Cul-De-Sac Location

**Asking Price £200,000**



# Strickland Road, Hunmanby, Filey, YO14 0NG

## DESCRIPTION

Situated at the end of a quiet cul-de-sac in the semi-rural village of Hunmanby, this detached three-bedroom house offers an excellent opportunity for buyers looking to modernise and add their own stamp to a well-proportioned home.

The accommodation is arranged over two floors. To the ground floor, the property opens into a hallway with stairs rising to the first floor. There is a generous living room with plenty of space for both seating and entertaining, and a well-sized kitchen diner offering room for a family dining table, making it the heart of the home. A ground-floor bathroom completes the downstairs accommodation.

To the first floor, a central landing provides access to three bedrooms, all of which are of usable proportions and offer flexibility for family living, guest accommodation, or home working.

Externally, the property enjoys side and rear gardens, predominantly laid to lawn, providing ample outdoor space for families, pets, or gardening enthusiasts. A detached garage and additional off-road parking further enhance the practicality of the home.

Although the property is in need of updating, it presents a fantastic investment opportunity for those seeking to improve and personalise a detached home in a highly regarded location.

Hunmanby is a thriving and welcoming village offering an excellent range of amenities, including a train station, shops, cafés, doctors' surgery, and public houses, all contributing to a strong sense of community. The nearby coastal town of Filey is easily accessible, making this an ideal location for those seeking a balance of village life with convenient access to the coast.

The asking price has been reduced to reflect the level of modernisation and improvement required, offering buyers an excellent opportunity to add value. The property has been competitively priced to achieve a sale. Call us today to arrange your viewing!







**HUNTERS**

Approximate total area<sup>(1)</sup>  
1108 ft<sup>2</sup>  
103 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



### Viewings

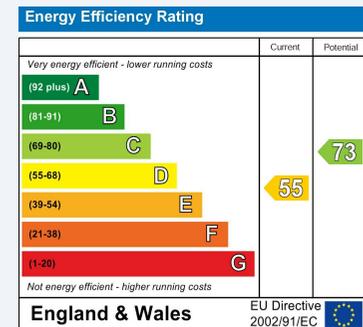
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

