



Stonegate, Hunmanby, Filey, YO14 0NS

- Semi-Detached Cottage
- No Onward Chain
- Rear Courtyard Garden

- Two Bedrooms
- Beautifully Presented
- EPC Grade: D

Asking Price £200,000

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Hunters are delighted to offer this characterful two bedroom semi-detached cottage located within the highly desirable village of Hunmanby, beautifully presented throughout and currently operating as a successful holiday let with NO ONWARD CHAIN. Offering generous living accommodation, period features and a charming rear courtyard with outbuilding, this delightful home would suit a multitude of buyers including those looking for a permanent residence, second home or investment opportunity.

The accommodation briefly comprises an entrance hall leading through to a cosy living room complete with feature log burner, creating a warm and inviting space to relax. There is also a separate dining room with feature open fire, adding further charm and character to the home, alongside a fitted kitchen positioned to the rear of the property.



To the first floor are two well-proportioned double bedrooms and an impressive five-piece bathroom suite comprising a bath, separate shower, WC, wash hand basin and bidet. The property is offered in excellent decorative order throughout whilst retaining many appealing cottage features and a warm, homely feel.

Externally, the property benefits from a private rear courtyard with useful outbuilding/store, providing additional storage space, whilst on-road parking is available nearby.



Well located within the sought-after village of Hunmanby, the property is ideally placed for access to a wealth of local amenities including shops, cafés, public houses, doctors surgery, primary school, community centre and train station, whilst also being within easy reach of Filey and the surrounding coastline. Hunmanby remains an extremely popular village due to its excellent community feel and convenient range of amenities on offer.

This charming cottage truly needs to be viewed to fully appreciate the character, presentation and accommodation on offer. Internal viewing is highly recommended.

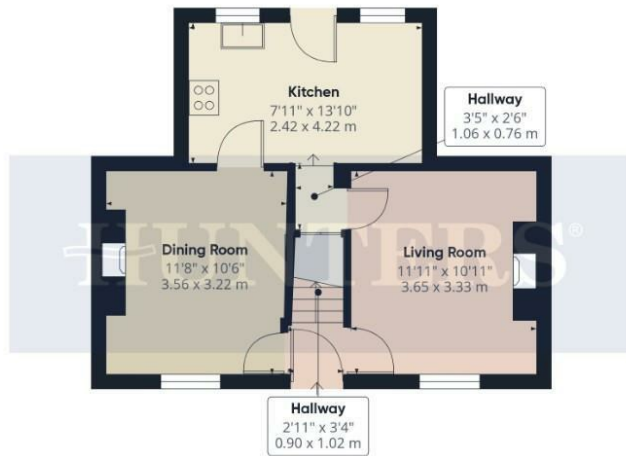


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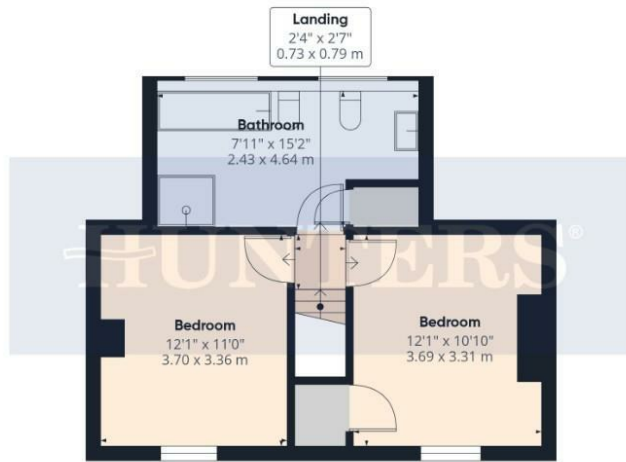


HMRC Disclaimer - Filey

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.



Ground Floor



Floor 1



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.

HUNTERS

Approximate total area⁽¹⁾
790 ft²
73.4 m²

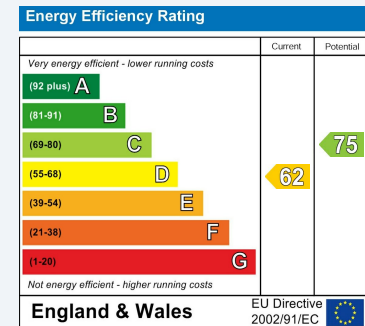
(1) Excluding balconies and terraces

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.



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