



Hungate Lane, Hunmanby, Filey, YO14 0NN

- Mid Terrace House
- No Onward Chain
- Perfect First Home or Investment
- Two Bedrooms
- Off Road Parking & Gardens
- EPC Grade - D

Asking Price £140,000

HUNTERS®
HERE TO GET *you* THERE

DESCRIPTION

Hunters are pleased to bring to the market this two bedroom terraced house, located in the village of Hunmanby only a short walk from all the local amenities the village has to offer, including shops, doctors and excellent transport links to Filey, Bridlington and Scarborough. The property would suit a wide range of buyers including first time buyers and investors and is sold with no onward chain.

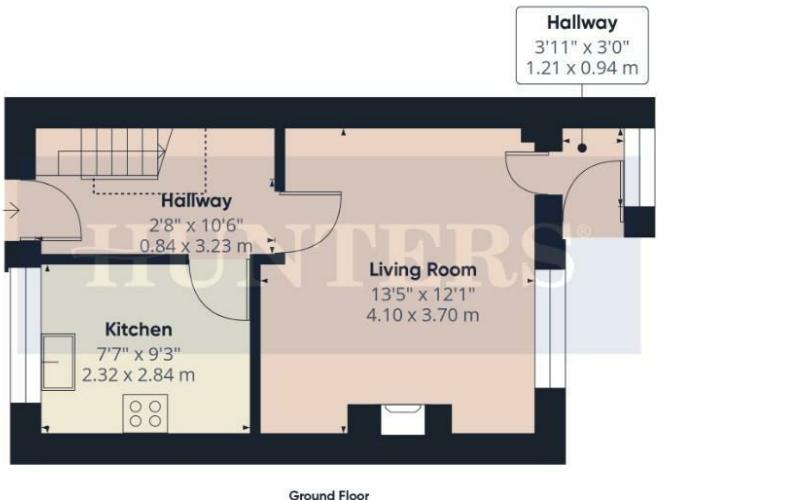
The property comprises of a kitchen with electric oven and gas hob and plumbing for a washing machine, front entrance porch, inner hallway with stairs to the first floor and a light and airy lounge to the ground floor. On the first floor are two bedrooms with the main providing a storage cupboard and a contemporary three piece bathroom suite with shower over bath.

To the outside of the property there are well maintained front and rear gardens and off road parking.

The property is currently operating as a successful holiday let and there is therefore the option to purchase the property fully furnished. Call us now to arrange your viewing!







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.

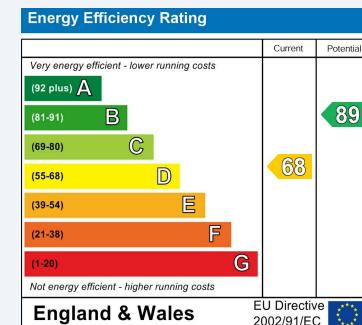
HUNTERS®



7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com <https://www.hunters.com>

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.



Approximate total area⁽¹⁾

559 ft²
51.9 m²

Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

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.

HUNTERS®
HERE TO GET *you* THERE