



## Hungate Lane

Hunmanby, Filey, YO14 0NN

Guide Price £150,000



Hunters are pleased to bring to the market this mid terraced, TWO BEDROOM house, located in the village of HUNMANBY and ideal for FIRST TIME BUYERS! Benefiting from a GARAGE and OFF-ROAD PARKING, the property is close to all the amenities the village has to offer, including a range of village shops. The accommodation briefly comprises; lounge, kitchen, utility room, two bedrooms and a bathroom. To the outside of the property there are low maintenance gardens front and rear. Viewing is advised to see what this property has to offer!



• Two Bedrooms • Terraced • Garage • Garden • EPC : C • council tax- A



#### Entrance Hall

2'11" x 3'11" (0.91 x 1.21)

UPVC front door and carpeted flooring.

#### Lounge

12'2" x 13'6" (3.72 x 4.14)

UPVC double glazed window to the front aspect, coving, feature fireplace with electric fire, power points, TV point and telephone point.

#### Kitchen

9'4" x 7'7" (2.86 x 2.33)

UPVC double glazed window to the rear aspect, vinyl flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, freestanding electric oven and hob, extractor hood, extractor fan and power points.

#### Hallway

10'7" x 5'5" (3.23 x 1.66)

Stairs to the first floor landing, wooden stable door to the utility room, radiator and power points.

#### Utility Room

4'9" x 6'3" (1.45 x 1.93)

UPCV double glazed window to the rear aspect, UPVC door to the side aspect, vinyl flooring, plumbed for washing machine, wood-built structure with UPVC cladding to exterior and power points.

#### Bedroom One

11'6" x 10'8" (3.53 x 3.26)

UPVC double glazed window to the rear aspect, storage cupboard, radiator, telephone point and power points.

#### Bedroom Two

10'2" x 7'10" (3.12 x 2.39)

UPVC double glazed window to the front aspect, radiator and power points.

#### Bathroom

7'0" x 5'4" (2.15 x 1.64)

UPVC double glazed opaque window to the front aspect, heated towel rail, three-piece bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, fully tiled walls and vinyl flooring.

#### Front Garden

Low maintenance front garden, mainly pebbled with garden path to front door.

#### Rear Garden

Low maintenance garden, outside tap, outside light, side access and shed.

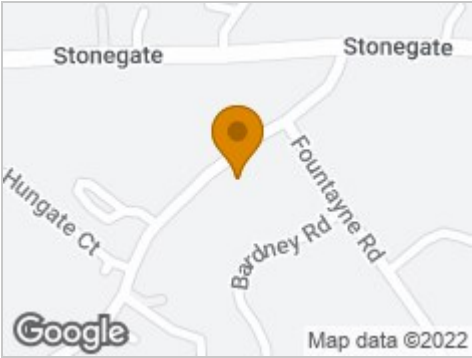
#### Garage

Up and over door, power and lighting. Off-road parking for one vehicle in front of garage.





Road Map



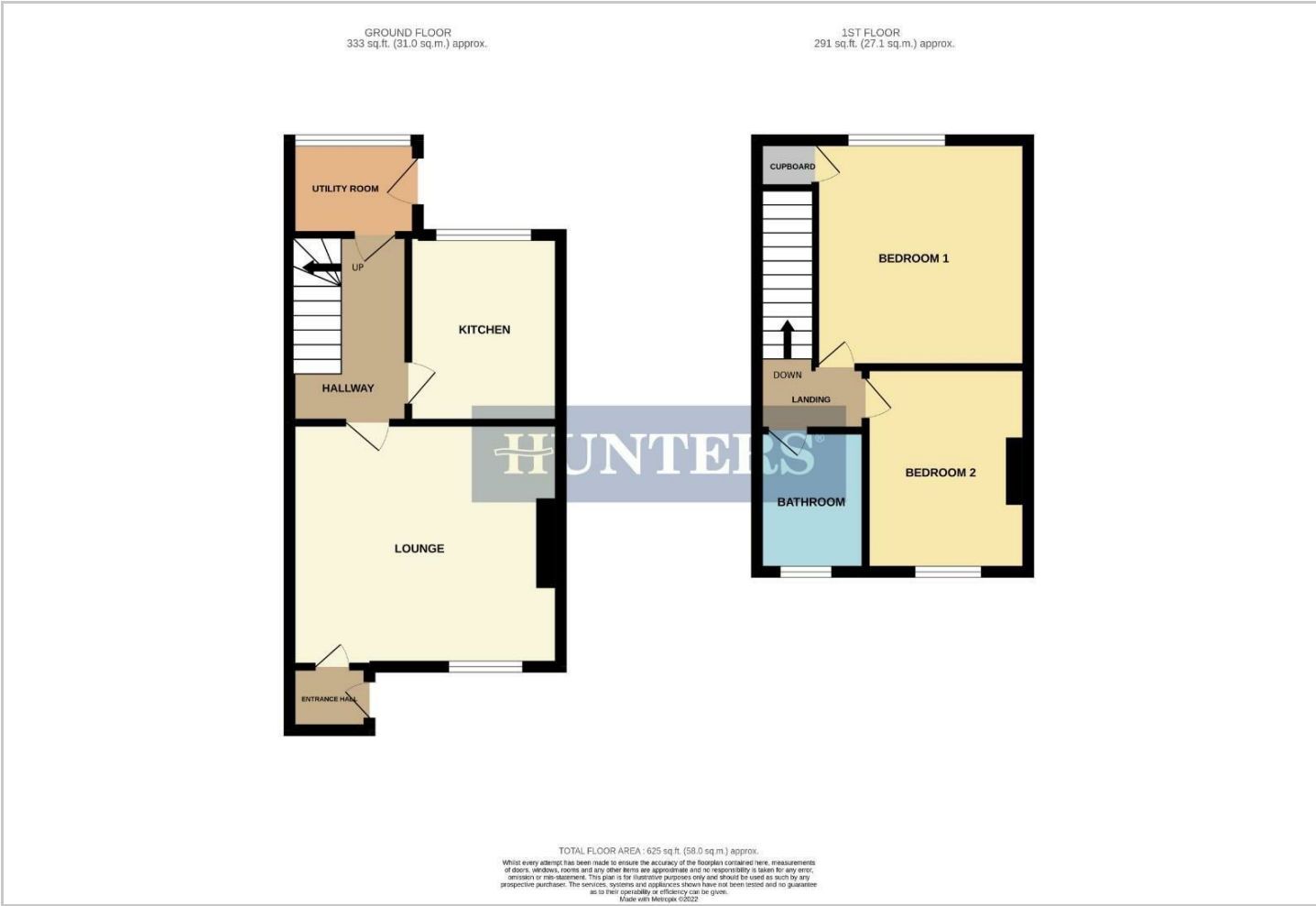
Hybrid Map



Terrain Map



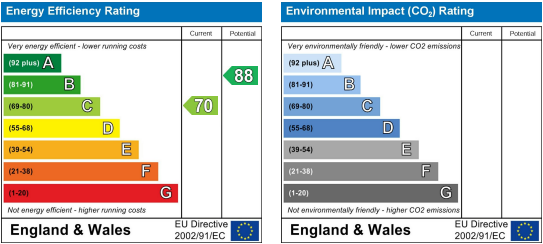
Floor Plan



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.

Energy Efficiency Graph



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.