



**Bardney Road, Hunmanby, Filey, YO14 0LX**

**£1,300**

**HUNTERS®**

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# Bardney Road, Hunmanby, Filey, YO14 0LX

## DESCRIPTION

\*\*Spacious 4-Bedroom Family Home in Sought-After Hunmanby – Viewing Highly Recommended\*\*

This beautifully presented \*\*four-bedroom, two-bathroom family home\*\* is located in the highly desirable village of \*\*Hunmanby\*\* and offers generous, flexible living space ideal for modern family life.

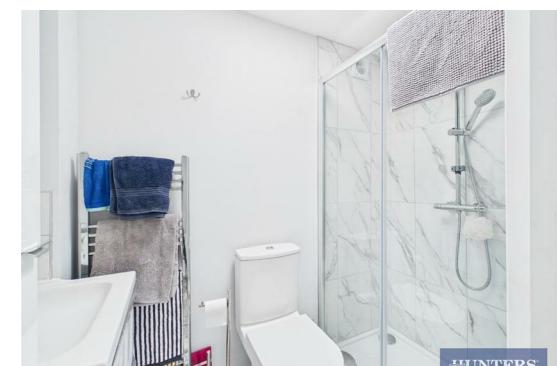
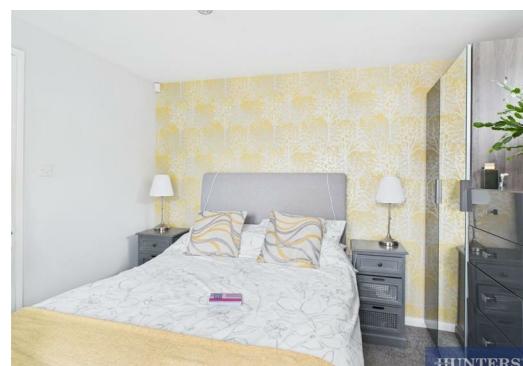
A standout feature of the property is the \*\*ground-floor bedroom with a downstairs en-suite bathroom\*\*, making it perfectly suited for \*\*multi-generational living\*\*, guests, or those requiring ground-floor accommodation.

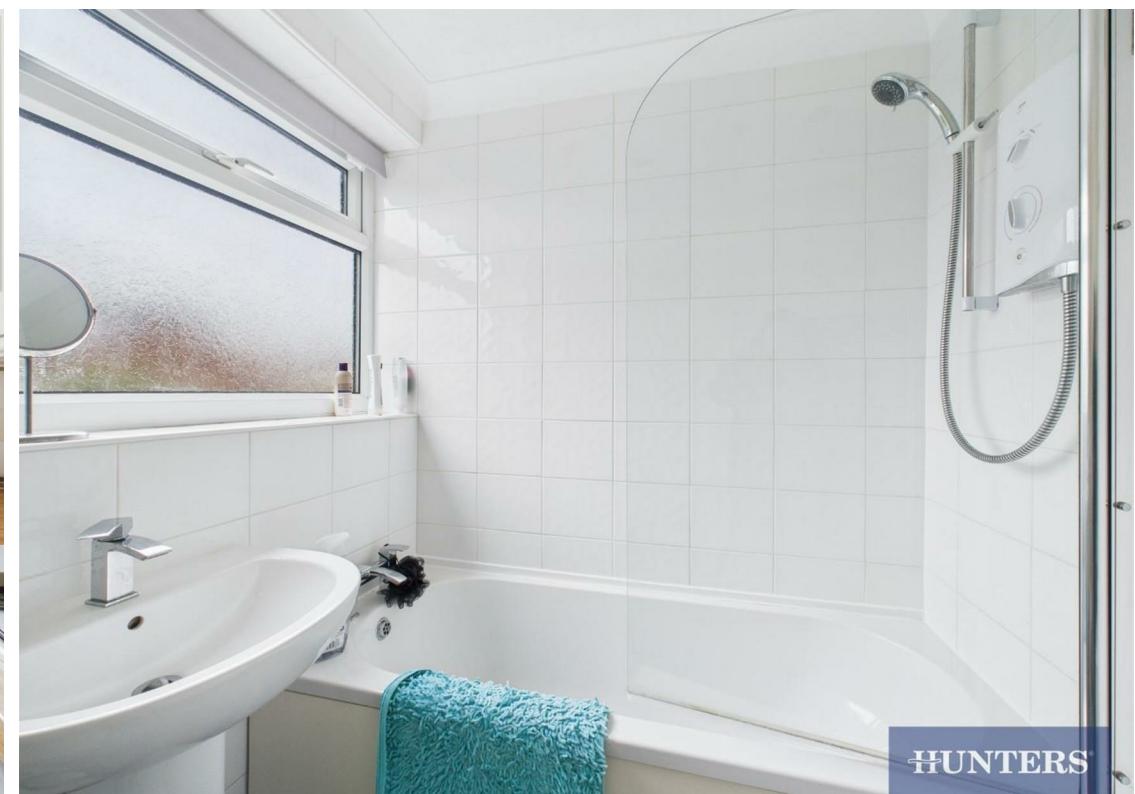
The home boasts a \*\*large and bright living/dining area\*\*, providing an excellent space for family gatherings and entertaining. The \*\*modern kitchen\*\* is well-equipped and thoughtfully designed, offering both style and practicality.

Outside, you will find a \*\*welcoming, well-maintained garden\*\*, ideal for relaxing or outdoor dining. The property further benefits from a \*\*modern finish throughout\*\*, \*\*off-road parking\*\*, and a well-kept overall presentation.

Located in a \*\*sought-after area\*\*, close to local amenities, schools, and transport links, this property offers both comfort and convenience.

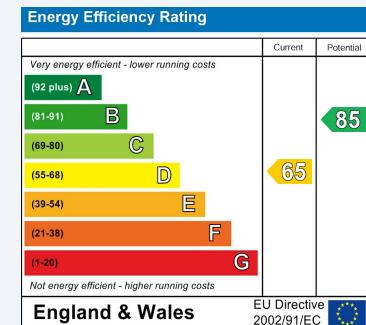
\*\*Early viewing is a must to fully appreciate everything this fantastic home has to offer.\*\*





## 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.

### Viewings

Please contact [fileylettings@hunters.com](mailto:fileylettings@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.

**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.