







Bridlington Street, Hunmanby, Filey, YO14 0LP

- Detached Dormer Bungalow
- Approx. 0.61 acres
- Detached Garage & Driveway
- EPC Grade: TBC
- Three Bedrooms
- Spacious Accommodation
- Potential For A Fourth Bedroom
- Built-In Storage

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HERE TO GET *you* THERE

Asking Price £425,000

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Hunters are delighted to bring to the market this spacious three-bedroom detached dormer bungalow, offering versatile accommodation, substantial outdoor space and fantastic potential for buyers looking to create a larger family home.

The property currently provides three well-proportioned bedrooms arranged across two floors, with a flexible ground-floor layout comprising a generous kitchen/living area, two further living rooms, a snug/lounge, bathroom and additional WC facilities. With several reception spaces available, the accommodation offers excellent scope to be adapted to create a fourth or potentially even a fifth bedroom, subject to the buyer's requirements and any necessary consents.

The ground floor benefits from one bedroom, while upstairs there are two further generous bedrooms, alongside a landing and WC. This flexible arrangement makes the home suitable for a variety of buyers, including families or those looking for the option of ground-floor living.

A real standout feature of the property is the significant amount of land positioned behind the bungalow. The extensive lawned grounds are surrounded by mature trees and established greenery, creating a fantastic outdoor space with plenty of room for families, keen gardeners or those simply looking for a home with substantial grounds.

Externally, the property also benefits from a private driveway providing ample off-road parking and a detached garage, offering additional parking, storage or workshop space.

Offering approximately 1,763 sq ft of accommodation, this is a fantastic opportunity to acquire a spacious and adaptable home with extensive grounds and plenty of potential to make it your own.









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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.



Viewings

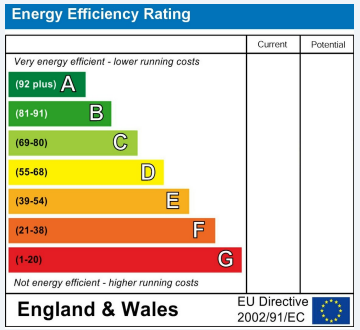
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

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