Northgate, Hunmanby, Filey, YO14 0NX

Mid Terrace | Two Bedrooms | In Need of Modernisation | Two Reception Rooms
Good Sized Garden | EPC Rating: D

Asking Price: £115,000
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This property is in need of modernisation and offered with no onward chain in the lovely village of Hunmanby. The accommodation briefly comprises lounge, dining room, kitchen, utility room and bathroom to the ground floor with two bedrooms to the first floor. There is an extensive rear garden and low maintenance front garden. This property would make the ideal first time buyer, investment property or second home. Early viewing is highly recommended to avoid missing out.

ENTRANCE PORCH
Front entrance door.

LOUNGE
3.99m (13' 1") x 3.14m (10' 4")
UPVC double glazed window to the front aspect, fireplace, radiator and power points.

INNER HALL
Stairs to first floor landing.

DINING ROOM
3.98m (13' 1") x 3.04m (10' 0")
UPVC double glazed patio doors to the rear, fireplace, under stairs storage cupboard, storage cupboard, radiator and power points.

KITCHEN
2.58m (8' 6") x 2.20m (7' 3")
UPVC double glazed window to the side aspect, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, space for oven and power points.

UTILITY ROOM
2.58m (8' 6") x 0.90m (2' 11")
Work surfaces and power points.

BATHROOM
2.54m (8' 4") x 1.60m (5' 3")
UPVC double glazed window to the side aspect, panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.
LANDING

BEDROOM 1
4.01m (13’ 2”) x 3.10m (10’ 2”)
Two UPVC double glazed windows to the rear aspect, two storage cupboards, radiator and power points.

BEDROOM 2
4.00m (13’ 1”) x 3.15m (10’ 4”)
UPVC double glazed window to the front aspect, storage cupboard, radiator and power points.

GARDEN
Mainly laid to lawn with patio area, side access gate and timber shed.

OPENING HOURS
Monday: 9am - 5:30pm
Tuesday: 9am - 5:30pm
Wednesday: 9am - 5:30pm
Thursday: 9am - 5:30pm
Friday: 9am - 5:30pm
Saturday: 9am - 4pm
Sunday: Closed

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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.