

## 10a BRIDLINGTON STREET HUNMANBY



**A recently modernised two-bedroom first floor apartment located within the centre of a popular and well served village, less than 2 miles from the beach.**

Entrance lobby, hallway, living room, kitchen,  
two double bedrooms & shower room.  
Upvc double-glazing. Electric heating.  
Ideal first home, buy-to-let investment, or second home.  
No onward chain.

**GUIDE PRICE £116,000**

This spacious two-bedroom flat occupies a central position within Hunmanby, above The Hunmanby Pantry. The current owner has made numerous improvements over the past few years, and the property now presents an ideal opportunity which would be ideal as either a permanent or second home, or holiday let investment.

The accommodation extends to almost 600sq.ft and comprises ground floor entrance lobby with stairs leading up a hall, off which there is a good-sized living room, kitchen, two double bedrooms and a shower room. The property benefits from electric heating and double-glazing throughout.

Hunmanby is a well-served village nestled on the edge of the Yorkshire Wolds, just 3 miles from local beaches and the popular seaside town of Filey. The village has a wide range of services and amenities including doctor's surgery, primary school, several pubs, a 9-hole golf course and a variety of shops including grocers, butchers, and delicatessen. The nearby towns of Filey and Scarborough provide a full range of services, shops, supermarkets, social and entertainment attractions.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE LOBBY**

Staircase to the first floor.

#### **FIRST FLOOR**

#### **HALLWAY**

Loft hatch. Cupboard housing the electric meter and consumer unit.

#### **LIVING ROOM**

5.0m x 3.1m (min) (16'5" x 10'2")

Telephone point. Two casement windows to the front. Electric panel heater.



#### **KITCHEN**

3.6m x 1.8m (max) (11'10" x 5'11")

Range of kitchen cabinets incorporating a single drainer sink unit, two ring ceramic hob, and electric oven. Automatic washing machine point. Tiled floor. Casement window to the rear.



#### **BEDROOM ONE**

3.3m x 3.1m (10'10" x 10'2")

Casement window to the front. Electric panel heater.



**BEDROOM TWO**  
 3.3m x 2.8m (max) (10'10" x 9'2")  
 Casement window to the rear. Electric panel heater.



**SHOWER ROOM**  
 2.3m x 1.8m (7'3" x 5'11")  
 White suite comprising shower enclosure, wash basin and low flush WC. Tiled floor. Tiled walls. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear.



**OUTSIDE**

We understand that the property has the right to store a bin within the yard area behind the property.

**GENERAL INFORMATION**

Services: Mains water, electricity, and drainage.  
 Council Tax: Band: A (North Yorkshire Council).  
 Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
 Post Code: YO14 OJR.  
 EPC Rating: Current: E39. Potential: C69.  
 Viewing: Strictly by prior appointment through the Agent's office in Malton.



First Floor  
 Approximate Floor Area  
 691 sq. ft.  
 (65.8 sq. m.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction or other legal purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown hereon do not constitute any guarantee as to their operability or efficiency can be given.  
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