

ESTABLISHED 1860

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

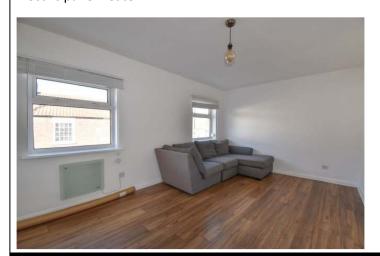
HALLWAY

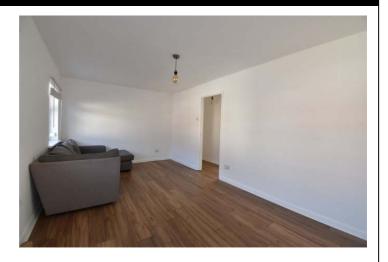
Loft hatch. Cupboard housing the electric meter and consumer unit.

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 0JR.

EPC Rating: Current: E39. Potential: C69.

Viewing: Strictly by prior appointment through the

Agent's office in Malton.



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All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

