

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 £113,500



15 Market Place, Malton, North Yorkshire, YO17 7LP Tel: 01653 697820
Fax: 01653 698305 Email: malton@cundalls.co.uk Website: www.cundalls.co.uk



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")

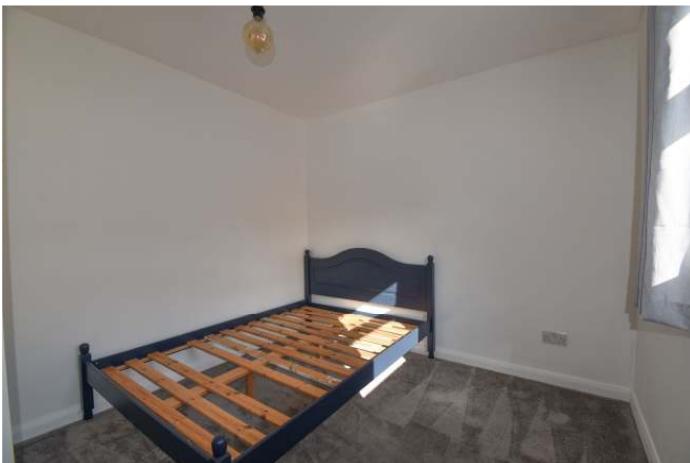
Casement window to the front. Electric panel heater.



BEDROOM TWO

3.3m x 2.8m (max) (10'10" x 9'2")

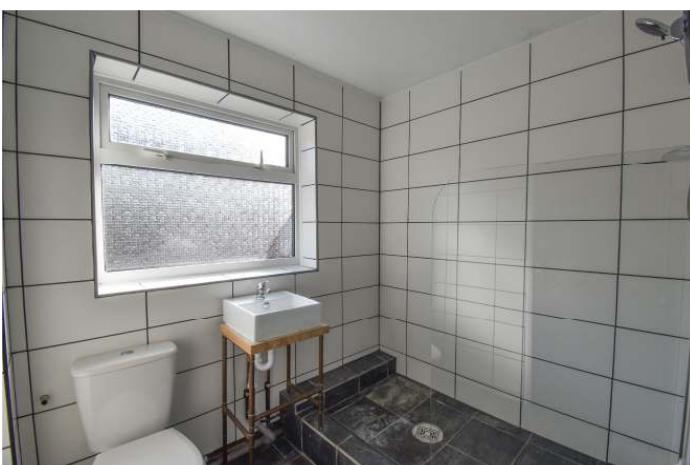
Casement window to the rear. Electric panel heater.



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.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy. The measurements should not be relied upon in connection with planning, building regulations, trading standards or any other legal requirements. The vendor is not liable for any inaccuracies in these details. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305
Email: malton@cundalls.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk