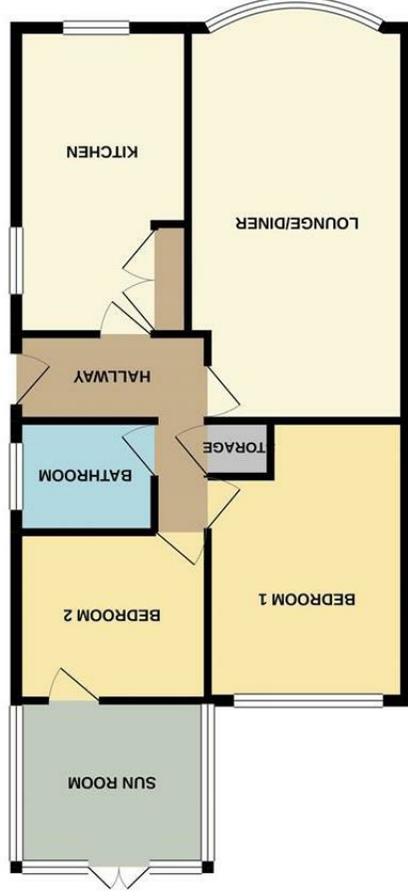


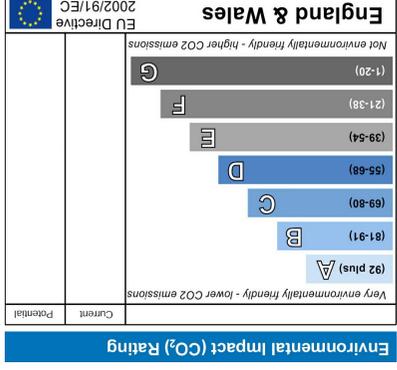
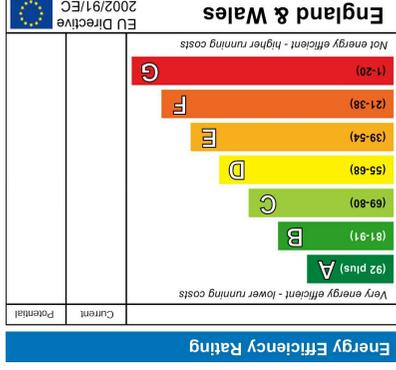
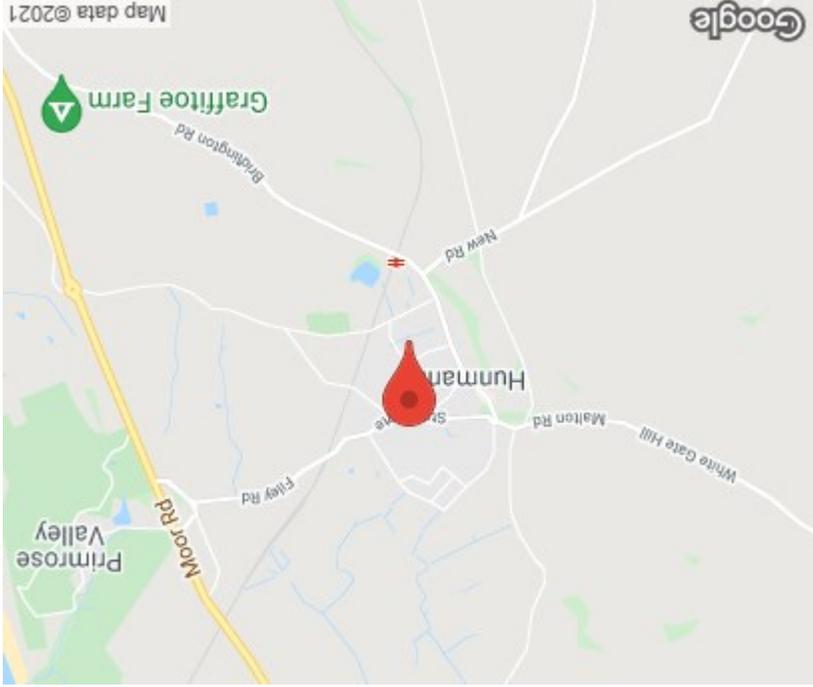
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and not responsible in taking for any mistake or misstatement. This plan is for illustrative purposes only and should not be used as a guarantee. as to their operation or efficiency can be given. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.



GROUND FLOOR



Environmental Impact (CO₂) Rating

Energy Efficiency Rating



15 Harbourough Close, Hunmanby, Filey YO14 0NA
Offers In Excess Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

+++CPH are pleased to offer to the market this TWO BEDROOM, SEMI-DETACHED BUNGALOW which is pleasantly situated within a SECLUDED CUL-DE-SAC in the idyllic village of HUNMANBY and is offered to the market with NO ONWARD CHAIN. The property offers SPACIOUS living accommodation with OFF-STREET PARKING, a LINK-DETACHED GARAGE, attractive LAWNEED GARDENS and is WELL PRESENTED THROUGHOUT+++ In our opinion the property is offered to the market in good order throughout and comprises on the ground floor: entrance hall with built-in storage, a generous bay fronted lounge, inner hall with built-in storage, a modern kitchen fitted with a range of matching wall and base units, a master bedroom, further bedroom with access to the brick built sun room and a modern bathroom. Externally, to the front of the property lies a garden laid to lawn with a driveway providing access to a link-detached garage. To the rear of the property lies a low maintenance garden with a paved patio seating area.Well located within the village of Hummanby, the property provides excellent access to a wide range of amenities including: chemist, Doctors' surgery, a popular primary school, Post Office, a sports and social club, local shops and great transportation links via both bus and train to Scarborough, Filey, Bridlington and surrounding areas. Viewing does come highly recommended in order to fully appreciate the space, setting and finish on offer from this well presented bungalow. If you wish to book a viewing, please give our friendly and experienced sales team at CPH a call on 01723352235 or visit our website www.cphproperty.co.uk





Accommodation

Entrance Hall

Kitchen

15'1" max x 8'6" max

Lounge/Diner

19'4" max x 10'10" max

Bathroom

5'7" max x 6'11" max

Bedroom 1

13'9" max x 9'6" max

Bedroom 2

8'2" max x 9'10" max

Sunroom

8'2" max x 9'10" max

Externally

To the front of the property lies a well maintained lawned and planted garden and multiple car driveway. To the rear of the property lies a low maintenance rear garden with patio seating areas.



Interested? Get in touch:

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Scarborough YO11 1DY

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CPH