



84 Bridlington Street, Hunmanby, Filey YO14 0LP

Price Guide £390,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to bring to market this SUBSTANTIAL COTTAGE STYLE FAMILY HOME with FOUR BEDROOMS, THREE RECEPTION ROOMS and TWO BATHROOMS. The property offers a DRIVEWAY for AMPLE PARKING, GARAGE and LAWNED GARDENS. Located in the POPULAR AREA of HUNMANBY.

The property has been excellently maintained with an upkeep of cottage style décor, gas central heating and UPVC double glazing throughout. The accommodation briefly comprises of: an entrance porch leading to the main hallway, the generous lounge with fireplace, the dining room, the understairs shower room, the cottage style kitchen with integrated oven and hob, the utility room and the conservatory with views and double doors to the rear garden. To the first floor lies the landing with storage room, three double bedrooms, one single bedroom and the family bathroom with white three-piece suite. Externally, the front of the property benefits from a paved courtyard with hedges boundaries, driveway for two vehicles and garage. The rear of the property offers gardens laid mainly to lawn, a stoned patio seating area and outside shed/workshop.

Well located within the village of Hunmanby, 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 stunning family home. 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

GROUND FLOOR

Hallway

Lounge
22'3" max x 11'5" max

Dining Room
14'9" max x 11'9" max

Shower Room
6'6" max x 5'6" max

Kitchen
15'8" max x 11'5" max

Utility Room
11'5" max x 7'10" max





Conservatory
19'8" max x 14'1" max

FIRST FLOOR

Landing

Bedroom 1
12'1" max x 11'9" max

Bedroom 2
12'1" max x 11'5" max

Bedroom 3
13'1" max x 11'5" max

Bedroom 4
11'5" max x 5'10" max

Bathroom
8'6" max x 6'10" max

Storage

External

The front of the property benefits from a paved courtyard with hedges boundaries, driveway for two vehicles and garage. The rear of the property offers gardens laid mainly to lawn, a stoned patio seating area and outside shed/workshop.

Details

Council Tax Banding - E

LCGV 06062023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. They have no financial purpose and should be used as a guide by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metreline ©2023



GROUND FLOOR
 1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
 722 sq.ft. (67.1 sq.m.) approx.

