

Stonegate, Hunmanby
Guide Price £235,000



**WELL PRESENTED THREE BEDROOM SEMI DETACHED -~~HUNMANBY~~MODERN
OPEN PLAN LOUNGE DINING KITCHEN~~ LOUNGE AREA~~DOWNSTAIRS
WC~~SMART FAMILY BATHROOM~~DOUBLE GLAZING - CENTRAL
HEATING~~GARDENS~~DETACHED GARAGE~~DRIVEWAY OFF ROAD PARKING.**

Porch

UPVC double glazed door and UPVC double glazed window to the front aspect, tiled flooring door to entrance hall.

Entrance Hall

Door to the front, radiator, power point, stairs to the first floor landing.

WC

UPVC double glazed window to the side aspect, white two piece suite comprising of low flush WC, vanity wash hand basin.

Lounge 4.20m x 3.70m - 13'9" x 12'"

UPVC double glazed Bay window to the front aspect, feature fireplace with Electric fuel stove, TV point, window seat, radiator and power points.

Kitchen Area 4.70m x 3.15m - 15'5" x 10'4"

UPVC double glazed French doors to the rear aspect, giving access to the rear garden, Range of Shaker style wall and base units with butcher block work surface, space for fridge freezer, space for Flavel Range, Breakfast bar with Belfast sink integrated dishwasher, vertical radiator and power points.

Dining Area 3.30m x 2.10m - 10'10" x 6'11"

UPVC double glazed door to the rear aspect, floor to ceiling storage cupboard housing the fuse box, vintage style radiator and power points.

First Floor Landing

UPVC double glazed window to the side aspect, power point, loft access with drop ladder and part boarded.

DISCLAIMER

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Bedroom One 3.30m x 2.90m - 10'10" x 9'6"

UPVC double glazed window to the rear aspect, fitted sliding wardrobes, radiator and power points.

Bedroom Two 3.50m x 3.50m - 11'6" x 11'6"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

Bedroom Three 2.20m x 1.80m - 7'3" x 5'11"

UPVC double glazed window to the front aspect, radiator and power points.

Bathroom

UPVC double glazed window to the side aspect, white three piece suite comprising of low flush WC, vanity wash hand basin, P shaped bath with mixer taps and shower over, extractor fan, tiled flooring.

Garage 5.20m x 2.60m - 17'1" x 8'6"

Up and over door with UPVC double glazed window to the side and personnel door to the side giving access from the garden, plumbing for washing machine, power points and light, currently used as a bar.

Rear Garden

Low maintenance rear garden with patio area with gravelled borders, artificial grass, outside tap and exterior double sockets.

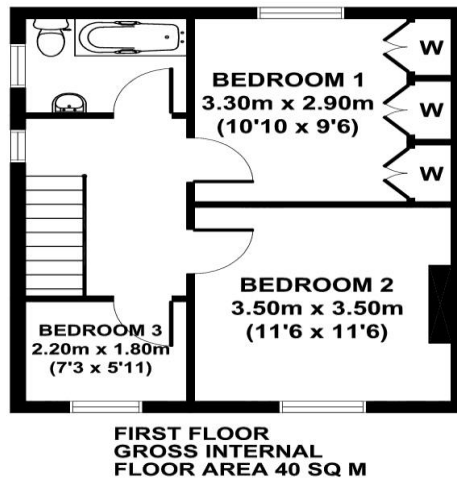
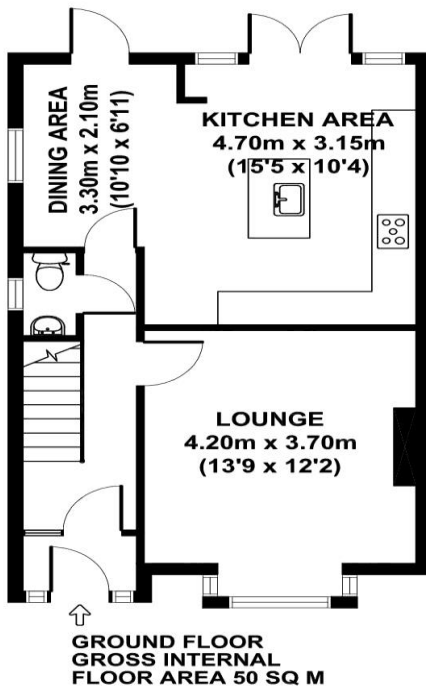
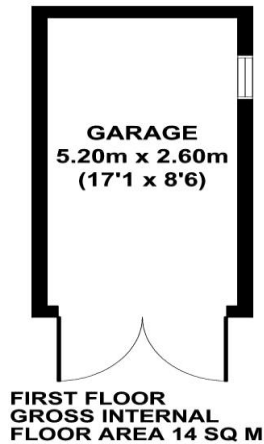
Front Garden

Driveway to the side with ample off street parking for two vehicles leading to the detached garage. Side gate access to the front garden laid to lawn with gravelled borders

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Floor Plan



STONEGATE

APPROX. GROSS INTERNAL FLOOR AREA 104 SQ M / 1119 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given