



OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
- * 360° virtual tours and floor plans.
- * Free advertising: no sale - no charge.
- * Free no obligation market valuation.
- * Free accompanied viewing.
- * Dedicated sales progression.
- * Prominent town centre location.
- * Modern walk-round self selection display.

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ESTABLISHED 1992



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23 WRANGHAM DRIVE, HUNMANBY YO14 0PZ



Freehold £340,000

FEATURES

- * Characterful family home recently built to a very high standard.
- * Individual three bedroom detached house.
- * Located in a cul-de-sac in this popular large village.
- * Upvc double glazing.
- * Gas central heating to radiators on the first floor and underfloor heating to the ground floor.
- * Modern open plan breakfast kitchen.
- * Ground floor wc.
- * Ensuite to master bedroom.
- * Wide drive to garage.
- * Enclosed rear garden.
- * **EPC Rating: B.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC. Lounge. Dining Kitchen.
FIRST FLOOR:	Three bedrooms (one with en-suite). Bathroom.
OUTSIDE:	Drive to garage. Rear garden.

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Composite Front Door to:

ENTRANCE HALL

Understairs cupboard. Tiled floor with underfloor heating. Upvc double glazed window with integral blinds.



SEPARATE WC

Handbasin and wc. Tiled floor with underfloor heating. Cupboard housing gas combination boiler. Upvc double glazed window.

LOUNGE

4.97m x 4.95m (16'4" x 16'3")

Feature brick fireplace. Tiled floor with underfloor heating. Exposed beamed ceiling. Three upvc double glazed windows with integral blinds. **Upvc patio doors to garden.**





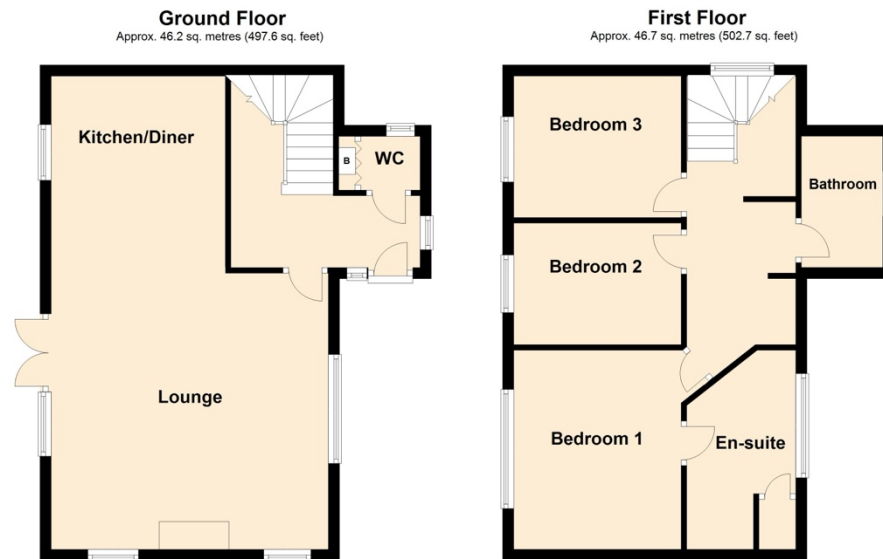
Open to:

BREAKFAST KITCHEN
3.42m x 3.12m (11'3" x 10'3")

White enamel sink. Good range of modern base cupboards with worktops over. Matching wall cupboards. Gas range oven with extractor hood over. Integrated fridge / freezer and dishwasher. Large breakfast bar. Exposed beamed ceiling. Inset spotlights. Tiled floor with underfloor heating. Upvc double glazed window.



Floor Plan:



Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

23 Wrangham Drive, Hunmanby



Council Tax Band **D.**

LOCATION:

Hunmanby is a large village three miles inland from Filey and nine miles from both Scarborough and Bridlington. The village offers a wide range of shops, chemist, doctors' surgery, solicitors' office, dentists, optician, community centre, sub Post Office, Primary School, two churches, a sports and social club together with both bus and train services.

DIRECTIONS:

From the DMA office take the Bridlington road out of Filey. After the Royal Oak crossing turn right (signposted Hunmanby). Follow the signs into Hunmanby village itself. As you enter the village take the first turning on the right onto Outgait Lane and Wrangham Drive is the first turning on the left the fork right at the top. The property is located on the left hand side on the corner.

Viewing strictly by appointment only through DMA Estate Agents

FIRST FLOOR:

LANDING

Large storage cupboard. Inset spotlights. Upvc double glazed window on the half landing.



BATHROOM

Shower bath with mixer shower and screen. Handbasin in vanity unit and wc with concealed cistern. Chrome ladder radiator. Inset spotlights. Extractor fan. Upvc double glazed window.



BEDROOM ONE

3.30m x 2.76m plus wardrobes
(10'10" x 9'1" plus wardrobes)

Built-in wardrobes with sliding doors plus further built-in cupboards. Radiator. Upvc double glazed window.



ENSUITE

Shower cubicle with mixer shower. Handbasin and wc. Built-in cupboard. Inset spotlights. Chrome ladder radiator. Upvc double glazed window.



BEDROOM TWO

3.14m x 2.54m (10'4" x 8'4")

Fitted wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



BEDROOM THREE

3.12m x 2.18m (10'3" x 7'2")

Radiator. Upvc double glazed window. **Loft access to boarded loft.**



OUTSIDE:

Drive to **GARAGE**. Enclosed rear garden.