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CROSSING COTTAGE, 54 SANDS LANE HUNMANBY YO14 0LT



Freehold £350,000

FEATURES

- * Original railway cottage built in 1847 and extensively extended over recent years.
- * The property provides three bedrooms one with ensuite shower room on the first floor plus a fourth bedroom with ensuite on the ground floor.
- * Ideal for granny/teenage annexe.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern fitted kitchen.
- * Two reception rooms.
- * Ground floor bathroom.
- * Large upvc double glazed conservatory.
- * Good size enclosed gardens.
- * **EPC Rating: D.**
- * Ample parking for up to five cars.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. 'L' shaped Lounge / Diner. Conservatory. Kitchen. Utility Room. Shower Room. Second Lounge. Bedroom with Ensuite Shower Room.
FIRST FLOOR:	Three Bedrooms one with Ensuite WC.
OUTSIDE:	Good size private garden. Parking for up to five cars.

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CROSSING COTTAGE, 54 SANDS LANE, HUNMANBY

**Upvc Double Glazed Front Door to:
ENTRANCE PORCH**

Upvc double glazed windows. *Upvc double doors to:
L-SHAPED LOUNGE / DINING AREA*

FLOOR PLAN:



Total area: approx. 162.5 sq. metres (1748.7 sq. feet)
Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

Crossing Cottage, 54 Sands Lane, Hunmanby

Dining Area
2.97m x 2.36m (9'9" x 7'9")

Two wall lights. Parquet flooring.



Lounge
5.49m x 3.58m (18'0" x 11'9")

Feature log burner set in rustic brick fireplace with oak mantal. Radiator. Parquet flooring. Upvc double glazed window.



/ continued over

Crossing Cottage, 54 Sands Lane, Hunmanby - continued

French doors to:

CONSERVATORY 4.08m x 2.90m (13'5" x 9'6")
(Sliding glazed doors to form two rooms) 2.49m x 2.90m (8'2" x 9'6")

Oak flooring. Blinds. Radiator. Upvc double glazed windows. *Upvc double glazed french doors to garden.*



BREAKFAST KITCHEN
3.61m x 2.69m (11'10" x 8'10")

Inset white ceramic sink, vegetable sink and drainer. Excellent range of modern grey gloss base cupboards with worktops over. Matching wall cupboards. Integrated 'fridge, freezer and dishwasher. Gas cooker. Extractor hood above. Cupboard housing combination boiler to gas central heating. Wood effect vinyl floor. *Upvc double glazed composite door.*



Council Tax Band C.

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 Filey take the Bridlington Road out of town. Turn right off the A165 just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village and take the second turning left onto Hunmanby turning left at the end of the junction with Bridlington Street. Sands Lane is the second turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

BEDROOM TWO

3.53m x 2.39m (11'7" x 7'10")

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



BEDROOM THREE

2.18m x 1.93m (7'2" x 6'4")

Radiator. Upvc double glazed window.



OUTSIDE:

Good size garden with artificial lawn, gravel area and two decking areas. **Three SHEDS. SUMMER HOUSE.** Ample parking for five cars.



UTILITY ROOM

3.12m x 1.85m (10'3" x 6'1")

Base cupboards with worktop. Wall cupboards. Plumbing for automatic washing machine and provision for dryer. Wood effect vinyl floor.



WET ROOM

2.84m x 1.83m (9'4" x 6'0")

Walk-in shower with mixer taps. Handbasin in vanity unit and wc. Tiled walls. Radiator. Extractor fan.

SELF-CONTAINED GRANNY/TEENAGE ANNEXE COMPRISING

SITTING ROOM

4.47m x 2.95m (14'8" x 9'8")

Radiator. *Upvc double glazed patio doors to garden.*





BEDROOM
2.74m x 2.49m (9'1" x 8'1")

Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING

Access to large boarded loft.

BEDROOM ONE

5.94m x 2.51m (19'6" x 8'3")

Dressing area. Radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

Shower cubicle with mixer tap. Handbasin and wc in vanity unit. Part tiled walls.



ENSUITE WC
1.60m x 1.27m (9'1" x 8'1")

Handbasin in vanity unit and wc.
Tiled walls and floor.

