



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

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- * 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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90 STONEGATE, HUNMANBY YO14 0PU



Freehold £289,950

FEATURES

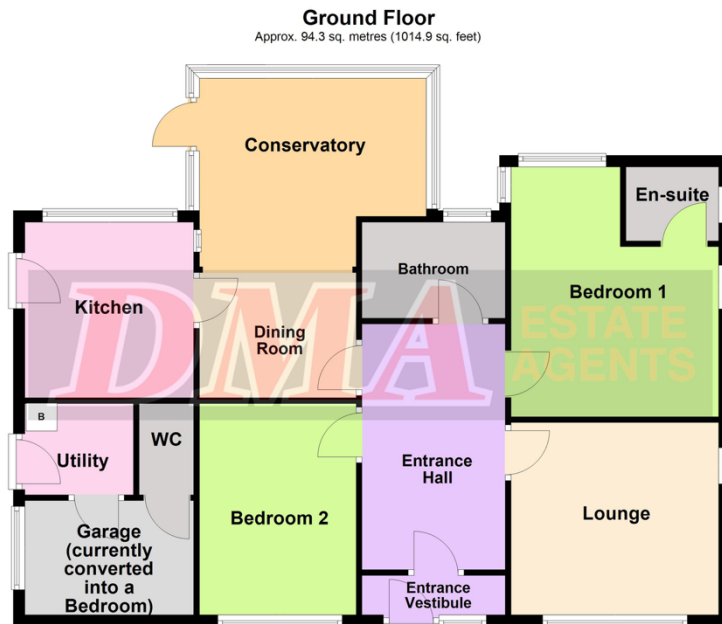
- * Traditional double fronted 1930's detached 2 / 3 bedroom bungalow.
- * Located on an elevated position on the outskirts of this popular well served village.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Conservatory.
- * Ensuite to master bedroom.
- * Garage (converted into separate bedroom, ensuite and utility room).
- * Driveway with parking.
- * Elevated well established front garden.
- * Gardens to sides and enclosed south facing rear garden.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Vestibule. Door to Entrance Hall. Lounge. Two Bedrooms (one with Ensuite). Bathroom. Dining Room. Kitchen. Conservatory.
OUTSIDE:	Garage (Currently used as a Bedroom, Utility and WC). Front, side and rear gardens.

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Floor Plan:



90 STONEGATE, HUNMANBY

Arched Front Door to:

ENTRANCE VESTIBULE

Quarry tiled floor.



ENTRANCE HALL

3.69m x 1.82m (12'1" x 6'1")

Hardwood floor. Radiator. **Loft access part boarded with pull down ladder.**

LOUNGE

3.63m x 3.33m (11'11" x 10'11")

'Living flame' gas fire in marble style surround. Double glazed side 'diamond shape' window. Upvc double glazed window.



/ continued over

KITCHEN

2.92m x 2.82m (9'7" x 9'3")

Inset stainless steel sink, vegetable sink and drainer. Range of matching wall and base units with wood effect worktop over. Electric cooker point. Extractor hood over. Integrated tall 'fridge / freezer. Plumbing for dishwasher. Hardwood floor. Inset spotlights. Upvc double glazed window. **Upvc side door.**



DINING ROOM

3.33m x 3.00m (10'11" x 9'10")

Hardwood floor. Radiator.



Opening into conservatory:

CONSERVATORY

2.39m x 3.91m (7'10" x 12'10")

Radiator. Hardwood floor. Upvc double glazed windows. **Upvc double glazed door to rear garden.**



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.

Council Tax Band

C.

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 onto Stonegate and the property is located on the left hand side just after the turning for Outgaits Lane.

Viewing strictly by appointment only through DMA Estate Agents



BEDROOM ONE
4.95m x 3.58m (16'3" x 11'9")

Electric wall mounted heater.
Radiator. Side upvc double
glazed window. Two upvc double
glazed windows.



ENSUITE
0.99m x 1.79m (3'3" x 5'10")

Handbasin and wc. Radiator.
Upvc double glazed window.



BATHROOM

1.65m x 2.46m (5'5" x 8'1")

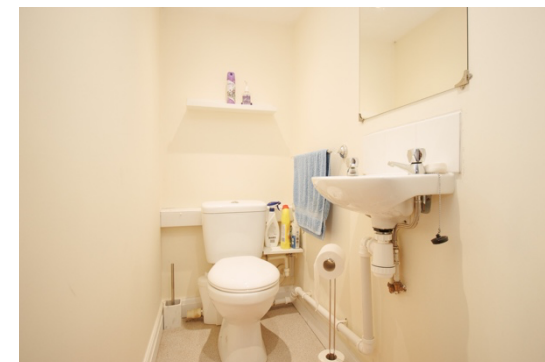
Bath with shower over and separate quadrant shower. Handbasin and wc. Chrome towel radiator. Upvc double glazed window.



ENSUITE WC

1.62m x 0.84m (5'4" x 2'9")

Handbasin. Inset spotlights. Upvc double glazed window.



BEDROOM TWO

3.35m x 3.61m (11'0" x 11'10")

Radiator. Upvc double glazed window.



UTILITY

1.57m x 1.98m (5'2" x 6'6")

Plumbing for automatic washing machine. Provision for tumble dryer. Gas combination boiler. Fitted units. Provision for chest freezer.

GARAGE (currently converted)

BEDROOM THREE

2.84m x 2.90m (9'4" x 8'6")

Inset spotlights. Radiator. Upvc double glazed window.



OUTSIDE:

Lovely elevated front garden. Side and rear garden. **SUMMERHOUSE with power. SHED.**

