



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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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

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11 WRANGHAM DRIVE, HUNMANBY YO14 0PZ



Freehold £335,000

FEATURES

- * Well presented spacious double fronted three bedroom detached bungalow.
- * Located in this popular large village.
- * Gas central heating via new combination boiler (2022).
- * Upvc double glazing.
- * Upvc fascias and soffits.
- * Newly fitted kitchen and shower room.
- * New flooring throughout.
- * Conservatory.
- * Front garden.
- * Large enclosed rear garden.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Two Bedrooms. Breakfast Kitchen. Shower Room.

FIRST FLOOR: Bedroom.

OUTSIDE: Front garden. Large enclosed rear garden.

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11 WRANGHAM DRIVE, HUNMANBY

Front Door to:

ENTRANCE HALL

Wood effect laminate floor. Inset spotlights. Modern radiator.



LOUNGE
4.34m x 4.26m (14'3" x 14'0")

Inset 'pebble effect' electric fire in fireplace. Wood effect laminate floor. Inset spotlights. Radiator. Side upvc double glazed window. New large upvc double glazed bay window.



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BEDROOM TWO / DINING ROOM

3.35m x 3.04m (11'0" x 10'0")

Wood effect laminate floor. Radiator. New upvc double glazed window.



SHOWER ROOM

2.36m x 2.26m (7'9" x 7'5")

Large shower cubicle with rain shower. Handbasin and wc in vanity unit with cupboards. Wood effect laminate floor. Inset spotlights. Ladder towel rail in white. New upvc double glazed window.



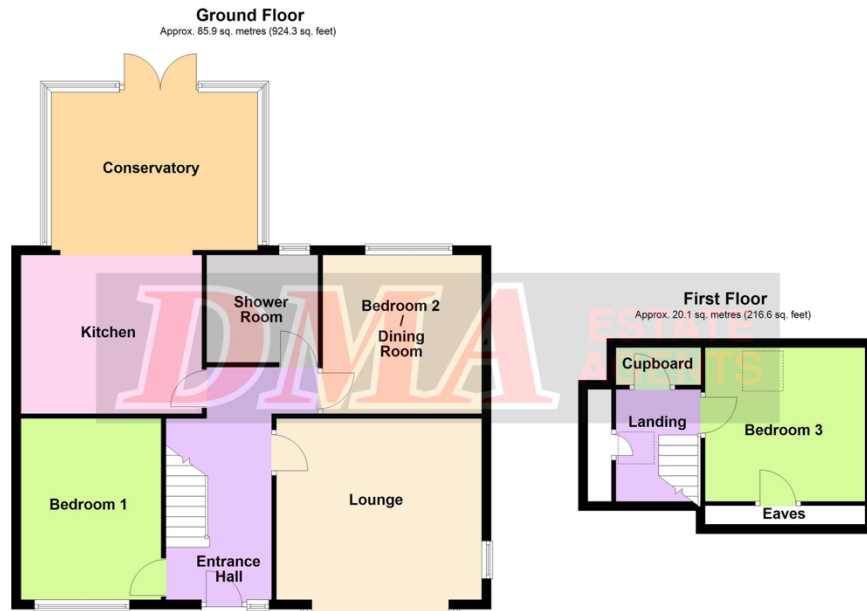
BEDROOM ONE

3.81m x 2.97m (12'6" x 9'9")

Wood effect laminate floor. Radiator. Upvc double glazed window.



Floor Plan:



Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

11 Wrangham Drive, Hunmanby

KITCHEN
3.83m x 3.25m (12'7" x 10'8")

Large kitchen island / breakfast bar with inset ceramic sink, vegetable sink and drainer in white. Excellent range of newly fitted high gloss base units with marble effect worktops over. Matching wall cupboards. Induction hob with extractor hood above. Built-in eye-level oven and microwave. Integrated 'fridge freezer. **Cupboard housing plumbing for automatic washing machine and tumble dryer.** Large walk-in pantry cupboard. Wood effect laminate floor. Inset spotlights.



Opening to:

CONSERVATORY

4.26m x 2.35m (14'0" x 11'0")

Wood effect laminate floor. Two radiators. Upvc double glazed windows. **Upvc double glazed doors to garden.**



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FIRST FLOOR:

LANDING

Large storage cupboard. Eaves storage. New 'Velux' window.

BEDROOM THREE

3.37m x 3.25m (11'1" x 10'8")

Wood effect laminate floor. Eaves storage. Radiator. New 'Velux' window.



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.

OUTSIDE:

Front garden. Blocked paved drive offering ample parking. Good size enclosed rear garden with patio area. **SHED.**



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 itself. As you enter the village take the first turning on the right onto Outgaits Lane and Wrangham Drive is the first turning on the left. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents