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Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
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- * Modern walk-round self selection display.

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ESTABLISHED 1992



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11 CHERRY ROAD, HUNMANBY YO14 0LQ



Freehold £155,000

FEATURES

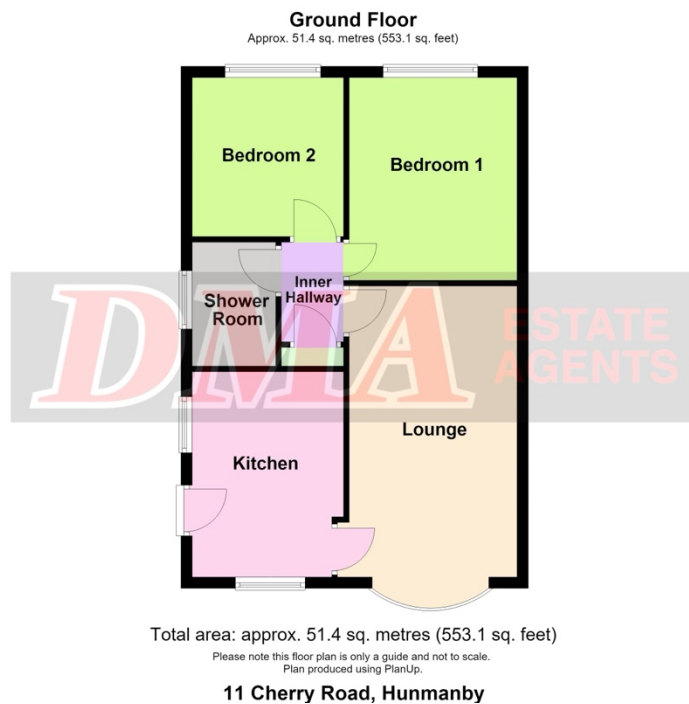
- * Two bedroom semi-detached bungalow.
- * Located in a cul-de-sac in popular large village.
- * Upvc double glazed windows.
- * Electric night storage heating.
- * Large brick built garage.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Door to Kitchen. Lounge. Inner Hall. Two Bedrooms. Bathroom.
OUTSIDE:	Gardens front and rear. Large brick built garage.

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Floor Plan:



Upvc Side Door to:

KITCHEN

3.66m x 2.69m (12'0" x 8'10")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Electric night storage heater. Plumbing for automatic washing machine. Inset spotlights. Laminated flooring. Upvc double glazed window.



LOUNGE

5.18m x 3.00m (17'0" x 9'10")

Electric 'coal effect' fire set in pine surround with tiled back and hearth. Wall lights. Inset spotlights. Electric night storage heater. Upvc double glazed bow window.



INNER HALL

Airing cupboard with immersion heater and hot water cylinder. **Access to boarded loft with light.**

BEDROOM ONE

3.61m x 3.00m (11'10" x 9'10")

Fitted wardrobes. Electric night storage heater. Upvc double glazed window.



BEDROOM TWO

2.69m x 2.69m (8'10" x 8'10")

Electric night storage heater. Upvc double glazed window.



BATHROOM

2.13m x 1.52m (7'0" x 5'0")

Bath with electric 'Triton' shower over. Handbasin and wc. Part tiled walls. Ladder electric heater. Upvc double glazed window.



OUTSIDE:

Large covered area between the bungalow and a large brick built **GARAGE 5.49m x 3.66m** (18'0" x 12'0") with light, power and stainless steel sink and drainer. Gardens to the front and enclosed rear. **SHED.**



Council Tax Band

B.

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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village. As you enter the village take the second turning on the left onto Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Take the first left onto Constable Road and Cherry Road is the first turning on the left. The property is located in the cul-de-sac to the left.

Viewing strictly by appointment only through DMA Estate Agents