



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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6 BYRE WAY, BURTON FLEMING YO25 3QA



Freehold £200,000

FEATURES

- * Four bedroom detached house.
- * Located on a quiet cul-de-sac in this small rural village on the edge of the Yorkshire Wolds.
- * Oil fired central heating.
- * Part upvc double glazing.
- * Open plan living.
- * Ensuite to master bedroom.
- * Garage.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Dining Kitchen.

FIRST FLOOR: Three Bedrooms (one with ensuite). Bathroom.

Stairs to:

SECOND FLOOR: Bedroom with ensuite wc.

OUTSIDE: Front garden. Drive to garage. Enclosed South facing garden.

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6 BYRE WAY, BURTON FLEMING

Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



CLOAKROOM

1.77m x 0.91m (5'10" x 3'0")

Handbasin and wc. Radiator.
Upvc double glazed window.



DINING KITCHEN

5.83m x 2.74m (18'6" x 9'0")

Inset stainless steel sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Matching wall cupboards. Built-in electric oven and hob with stainless steel extractor hood over. Integrated 'fridge / freezer and dishwasher. Plumbing for automatic washing machine. Inset spotlights. Radiator. Double glazed window in timber frame. ***French doors to the garden.***





LOUNGE

4.74m x 3.35m (15'7" x 11'0")

Electric fire in modern surround. Radiator. Upvc double glazed window.



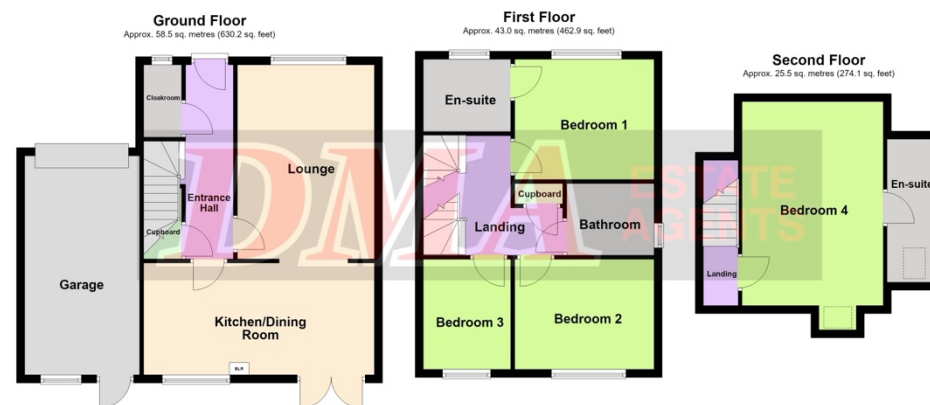
FIRST FLOOR:

LANDING

Built-in cupboard. Radiator. Upvc double glazed window.



Floor plan:



Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

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

6 Byre Way, Burton Fleming

LOCATION:

Burton Fleming is a picturesque village in the East Riding of Yorkshire. Sitting very close to the North Yorkshire Border, the village is situated approximately 7 miles (11 km) north-west of the Coastal resorts of Bridlington and 6 miles (10 km) south of Filey, both famed for their beautiful beaches. The village has a lovely community with events often taking place at the village hall. The historic 12th Century St Cuthbert church, is a must see, situated in the heart of the village on the village green. There is a play park, two ponds and beautiful walks, with breath taking views over the wolds. Wold Newton Primary school is situated in the neighbouring village, and there is also a school and amenities just 7 miles away in the lovely village of Hunmanby.

Council Tax Band **C.**

DIRECTIONS:

Follow the signposts into Hunmanby village onto Bridlington Street turning left towards Reighton and Bridlington. Turn right at the mini-roundabout just before the railway crossing onto New Road. Take the second turning on the left to Burton Fleming. Continue to the junction by the public house in the middle of the village and turn right. Take the first right onto West Lane. Take the first right onto The Crescent. Take the next left onto Byre Way and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

BEDROOM ONE

3.35m x 2.87m (11'0" x 9'5")

Radiator. Upvc double glazed window.



ENSUITE

2.13m x 1.82m (7'2" x 6'0")

Corner shower cubicle, handbasin and wc. Extractor fan. Radiator. Upvc double glazed window.



BEDROOM TWO

3.35m x 2.76m (11'0" x 9'1")

Radiator. Double glazed window in timber frame.



/ continued over

BEDROOM THREE

2.76m x 2.15m (9'1" x 7'1")

Radiator. Double glazed window in timber frame.



ENSUITE

WC. Extractor fan. 'Velux' window. **Loft access.**



BATHROOM

2.13m x 1.75m (7'0" x 5'9")

Bath, handbasin and wc. Extractor fan. Radiator. Tiled walls. Double glazed window in timber frame.

Stairs to SECOND FLOOR:

LANDING

Eaves storage.

BEDROOM FOUR

4.97m x 3.35m (16'4" x 11'0")

Eaves storage. Radiator. 'Velux' window.



OUTSIDE:

Front garden. Drive to **GARAGE 5.43m x 2.76m (17'10" x 9'1")** with up and over door, light and power. Enclosed South East facing rear garden with lawn and patio area.

