



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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ESTATE AGENTS



ORCHARD SIDE, SOUTH STREET
BURTON FLEMING YO25 3PE



Freehold £395,000

FEATURES

- * Spacious 3/4 bedroom detached dormer bungalow.
- * Located in this attractive small village approximately 7 miles from Filey and 6 miles from Bridlington.
- * Oil fired central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen diner.
- * Two bathrooms.
- * Large gardens.
- * Wide drive to garage / workshop.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

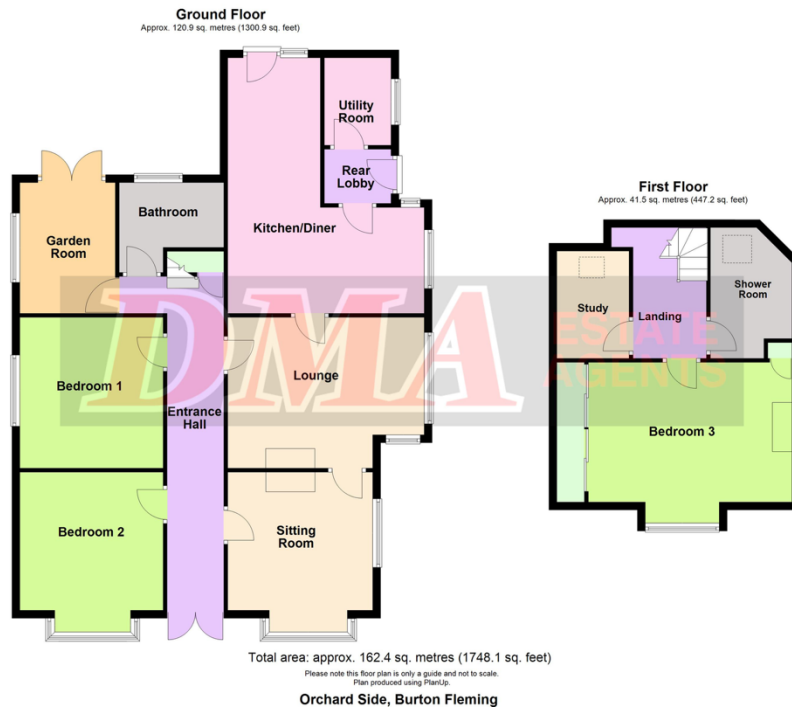
GROUND FLOOR: Front Door to Entrance Hall. Two Living Rooms. Dining Kitchen. Utility / Cloakroom. Three Bedrooms. Bathroom.

FIRST FLOOR: Bedroom. Study. Shower Room.

OUTSIDE: Wide drive to detached garage / workshop. Large well maintained gardens.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Upvc Front Door to:

ENTRANCE HALL

Radiator.



SITTING ROOM

3.68m x 3.50m (12'1" x 11'6")

Two radiators. Upvc double glazed side window. Upvc double glazed bay window.

LOUNGE

4.87m x 3.83m (16'0" x 12'7")

Open fire in feature surround with marble back and hearth. Radiator. Upvc double glazed bay window.



KITCHEN / DINING ROOM

KITCHEN AREA

6.50m x 2.33m (21'4" x 7'9")

Inset white sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall units. Built-in cupboard. Breakfast bar. Ceramic hob with extractor hood over. Built-in eye level oven. Built-in microwave. Integrated 'fridge / freezer and dishwasher. Inset spotlights. Radiator. Upvc double glazed window.



DINING AREA

2.69m x 2.64m (8'10" x 8'8")

Radiator. Upvc double glazed window.



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 left onto South Street. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents



Door to Rear Lobby:

UTILITY ROOM / CLOAK ROOM
2.23m x 1.70m (7'4" x 5'7")

Inset sink and drainer. Base cupboards with worktops over. WC. Plumbing for washing machine and tumble dryer. Oil fuelled central heating boiler. Radiator. Upvc double glazed window.



GARDEN ROOM / BEDROOM

3.65m x 2.51m (12'0" x 8'3")

Wood floor. Radiator. Upvc double glazed side window. **Upvc patio doors to garden.**



BEDROOM ONE

3.81m x 3.70m (12'6" x 12'2")

Radiator. Upvc double glazed bay window.



BEDROOM TWO
3.75m x 2.74m (13'0" x 7'10")

Radiator. Upvc double glazed window.



BATHROOM

2.66m x 1.65m (8'9" x 5'5")

Bath with mixer shower over and screen. Handbasin in vanity unit and low level wc. Extractor fan. Radiator. Upvc double glazed window.

STUDY

2.60m x 2.20m (8'7" x 3'0")

Radiator. 'Velux' window.

SHOWER ROOM

3.34m x 2.95m (11'0" x 6'5")

Shower cubicle with mixer shower. Handbasin and wc. Radiator. 'Velux' window.



FIRST FLOOR:

BEDROOM THREE
5.99m x 3.55m (19'6" x 11'8")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Large block paved drive to **GARAGE 6.70m x 5.79m to 3.47m** (22'9" x 19'0" to 11'5) with **light and power**. Large well maintained rear garden with decked area. **POND. GREENHOUSE.**

