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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

4 PARK RISE, HUNMANBY YO14 0NJ



Freehold £273,000

FEATURES

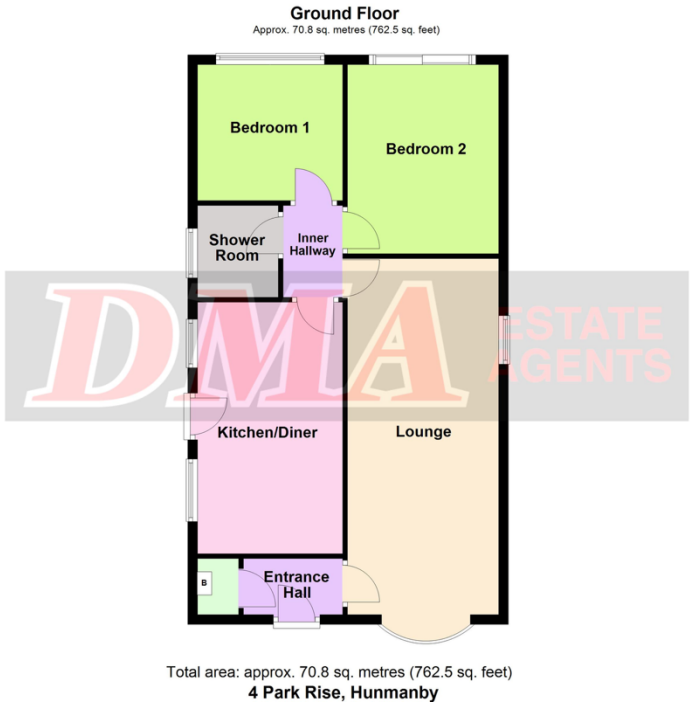
* Spacious two bedroom detached bungalow.
* Located in the village centre and convenient for the shops and amenities.
* Upvc double glazed windows.
* Gas central heating to radiator.
* Kitchen / Diner.
* Front and rear gardens.
* Drive to brick garage.
* **EPC Rating: D.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen / Diner. Two Bedrooms. Shower Room.
OUTSIDE:	Drive to garage. Gardens front and rear.

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



Council Tax Band **C.**

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 and health centre, dentists, optician, library, 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. At the centre of the village take the road to Bridlington and Park Rise is a cul-de-sac on the right after the shops. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Cupboard housing gas central heating boiler.

LOUNGE **7.16m x 3.12m** (23'6" x 10'3")

'Living flame' electric coal effect fire in feature fireplace. Two radiators. Upvc double glazed side window. Upvc double glazed bow window.





OPEN PLAN KITCHEN / DINER **5.18m x 2.79m** (17'0" x 9'2")

KITCHEN

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Inset gas hob with extractor hood over. Built-in electric eye-level double oven. Provision 'fridge and freezer. Plumbing for automatic washing machine. Inset spotlights. Upvc double glazed window.



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DINING AREA

Radiator. Upvc double glazed window.

INNER HALL

Loft access.



BEDROOM ONE
4.08m x 3.17m (13'5" x 10'5")

Fitted wardrobes. Radiator. Upvc double glazed window.

BEDROOM TWO **2.81m x 2.99m** (9'3" x 9'10")

Radiator. ***Upvc double glazed sliding patio doors to the garden.***





SHOWER ROOM **1.67m x 1.87m** (5'6" x 6'2")

Quadrant shower with mixer taps. Handbasin in vanity unit and wc. Shaver point. Fully tiled walls. Chrome ladder towel radiator. Upvc double glazed window.





OUTSIDE:

Front garden**.** Drive to **brick built GARAGE 4.95m x 2.48m** (16'3" x 8'0") **with light and power and new fibre glass roof.** Enclosed low maintenance rear garden, with small pond.





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