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Monday to Friday	9 am	to	5 pm
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Sunday and Bank Holidays	12 noon	to	2 pm



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- * Modern walk-round self selection display.

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12 PARK RISE, HUNMANBY YO14 0NJ



Freehold £319,950

FEATURES

- * Ideal family home.
- * Extended three / four bedroom detached house.
- * Situated in quiet cul-de-sac in the centre of this popular large village.
- * Elevated position with pleasant views over rooftops to the coast.
- * Gas central heating.
- * Upvc double glazing.
- * Dining kitchen.
- * Garage.
- * Good size enclosed rear garden backing onto woodland.
- * EPC Rating: D.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

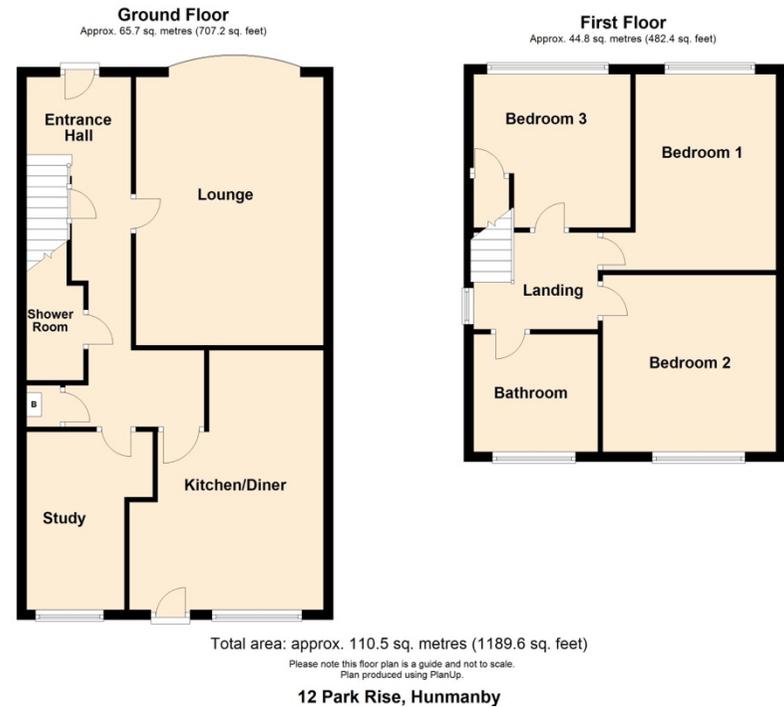
GROUND FLOOR: Upvc Front Door to Entrance Hall. Lounge. Shower Room. Study. Dining Kitchen.

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Front garden. Drive to garage. Rear garden.

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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, 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. 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

BEDROOM THREE

3.09m x 2.82m max (10'2" x 9'3" max)

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



OUTSIDE:

Front garden. Drive to **GARAGE 5.61m x 2.44m** (18'5" x 8'0") with electric light and power. Good size enclosed rear garden backing onto woodland. Patio and decking area.



Upvc Front Door to ENTRANCE HALL

Understairs cupboard. Cupboard housing gas combination boiler. Radiator.



LOUNGE

5.43m x 3.83m (17'10" x 12'7")

'Living Flame' gas fire with attractive surround. Two radiators. Upvc double glazed bow window.



SHOWER ROOM

Shower cubicle with electric shower, handbasin and wc. Radiator. Upvc double glazed window.



STUDY / BEDROOM FOUR

3.61m x 2.29m (11'10" x 7'6")

Radiator. Upvc double glazed window.



DINING KITCHEN

5.26m x 3.96m max
(17'3" x 130" max)

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall units. Electric hob with extractor fan above. Built-in eye level double oven. Integrated dishwasher and 'fridge. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING

Loft access. Upvc double glazed window.



BATHROOM

Shower bath with 'Mira Sport' shower and screen. Handbasin in vanity unit and wc. Tiled walls. Chrome ladder towel radiator. Upvc double glazed window.



BEDROOM ONE

3.96m x 2.74m (13'0" x 9'5")

Good range of fitted wardrobes. Radiator. Upvc double glazed window with sea views.



BEDROOM TWO

3.58m x 2.87m (11'9" x 9'5")

Fitted wardrobes and dressing table. Radiator. Upvc double glazed window.



/ continued over