

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

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14 ROSEMOOR CLOSE, HUNMANBY YO14 0NB



Freehold £220,000

FEATURES

- * Extended two bedroom detached bungalow.
- * Located in the corner of a cul-de-sac just a short walk from centre of popular large village.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Separate dining room.
- * Upvc soffits and fascias.
- * Conservatory.
- * Drive to carport.
- * Good size gardens.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Kitchen. Lounge. Bathroom. Two Bedrooms. Dining Room. Rear Conservatory. Side Conservatory.

OUTSIDE: Front garden. Drive to carport. Good size rear garden.

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Floor Plan:



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

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

14 Rosemoor Close, Hunmanby

OUTSIDE:

Small front garden. Drive. Large rear garden predominantly paved with flower and shrub beds.



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 turn first left after the post office onto Fountayne Road. Rosemoor Close is the first turning on the right and the property is located in the right hand side corner.

Viewing strictly by appointment only through DMA Estate Agents

14 ROSEMOOR, HUNMANBY

Upvc Front Door to:

KITCHEN

3.71m x 2.74m (12'2" x 9'0")

Insert stainless steel sink and drainer. Base cupboards with worktops. Wall cupboards. Plumbing for automatic washing machine. Radiator. Larder cupboard housing the gas central heating boiler to radiators and domestic hot water. Telephone point. Upvc double glazed window.



Doors to:

SIDE PORCH

3.71 x 2.74m (12'2" x 9'0")

Upvc double glazed windows.
Upvc door.



/ continued over

INNER HALL

Airing cupboard with immersion heater. Radiator.

LOUNGE

5.03m x 3.35m (16'6" x 11'0")

'Living Flame' gas fire set in a natural brick surround and chimney breast. Radiator. Wide upvc double glazed window.



BATHROOM

White suite comprising bath, handbasin and wc. 'Mira Sport' electric shower over the bath. Radiator. Tiled floor and walls. Upvc double glazed window. Access to loft space.



BEDROOM ONE

3.43m x 2.74m (11'3" x 9'0")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

3.10m x 2.44m (10'2" x 8'0")

Radiator. Upvc double glazed window.



DINING ROOM / BEDROOM THREE

2.69m x 2.44m (8'10" x 8'0")

Radiator.

Patio doors to:

CONSERVATORY

3.04m x 1.95m (10'0" x 6'5")

Radiator. Upvc double glazed windows. *Upvc door to the garden.*

