



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

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- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
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- * Dedicated sales progression.
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- * Modern walk-round self selection display.

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Proprietors: **David Mansfield ATTON FNAEA.**
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ESTABLISHED 1992



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16 OUTGAITS LANE, HUNMANBY YO14 0PX



Freehold £189,950

FEATURES

- * Three bedroom semi-detached dormer house.
- * Located in this popular large village.
- * Gas central heating to radiators.
- * Part upvc double glazed windows.
- * Upvc barge boards and soffits.
- * Extended dining kitchen.
- * Two bathrooms.
- * Detached garage.
- * Private rear garden.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Side Door to Entrance Hall. L-Shaped Lounge. Dining Kitchen. Bathroom.
FIRST FLOOR:	Three Bedrooms. Shower Room.
OUTSIDE:	Gardens front and rear. Drive to garage.

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16 OUTGAITS CLOSE, HUNMANBY

Upvc Side Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



L-SHAPED LOUNGE

4.85m narrowing to 2.61m x 4.59m
(15'11" narrowing to 8'7" x 15'1")

Log effect gas fire in feature fireplace. Radiator. Large upvc double glazed bow window. Upvc double glazed side window.



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KITCHEN / DINER

3.02 x 4.54m (9'11" x 14'11")

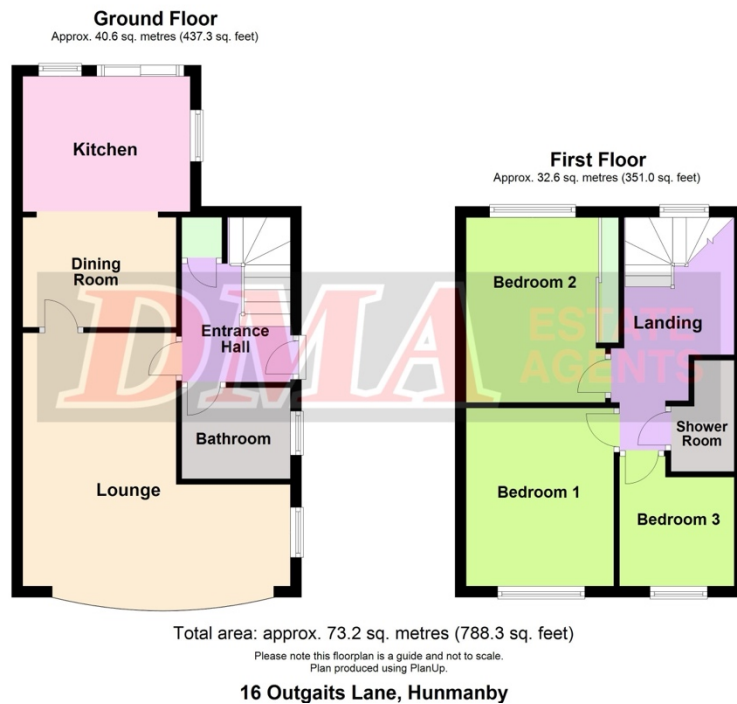
Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker point. Stainless steel extractor hood. Provision for 'fridge and freezer. Tiled floor. Radiator. Two double glazed windows. ***Double glazed French doors to the rear.***



BATHROOM

Corner bath, handbasin and wc. Radiator. Part tiled walls. Upvc double glazed window.

Floor Plan:



FIRST FLOOR:

LANDING

Upvc double glazed window.



SHOWER ROOM

1.16m x 1.24m (3'10" x 4'1")

Walk-in shower cubicle. Handbasin and wc. Part tiled walls.

BEDROOM ONE

3.25 x 2.38m (10'8" x 7'10")

Fitted wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



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BEDROOM TWO

2.66 x 3.09 (8'9" x 10'2")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.10m x 2.08m (6'11" x 6'10")

Radiator. Upvc double glazed window.



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:

From the DMA office take the Bridlington road out of Filey. After the Royal Oak crossing, turn right (signposted Hunmanby). Follow the signs into Hunmanby village itself. As you enter the village Outgaits Lane is the first turning on the right and the property is located on the right hand side just after the turning for Lennox Close.

OUTSIDE:

Front garden. Drive to concrete **GARAGE 6.24m x 2.74m** (20'6" x 9'0") with electric light and power. Private rear garden.



Viewing strictly by appointment only through DMA Estate Agents