



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.

RESIDENTIAL
SALES

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ESTABLISHED 1992



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1 BURLYN ROAD, HUNMANBY YO14 0QA



Freehold £319,950

FEATURES

- * Double fronted extended two bedroom detached bungalow.
- * Located on a quiet cul-de-sac in this popular residential area of the village.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern fitted kitchen and shower room.
- * Ensuite and walk-in wardrobe to master bedroom.
- * Large garden room.
- * Sun Lounge.
- * Utility Room.
- * Two driveways.
- * Garage.
- * **EPC RATING: D.**
- * Rear garden.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Sun Lounge. Kitchen. Utility Room. Garden Room. Two Bedrooms. Ensuite wc and walk-in wardrobe to Master Bedroom. Shower Room.

OUTSIDE: Two drives with parking for several cars. Garage. Enclosed rear garden.

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1 BURLYN ROAD, HUNMANBY

Upvc Front Door to:

ENTRANCE HALL

Radiator.



LOUNGE

5.03m x 4.42m (16'6" x 14'6")

Log burner in feature fireplace. Radiator. Small upvc double glazed side window. Wide upvc double glazed bay window.



/ continued over

SUN ROOM

3.75m x 1.90m (12'4" x 6'3")

Radiator. Upvc double glazed windows.



Door to:



UTILITY ROOM

Inset stainless steel sink and drainer. Base cupboard with worktop over. Gas central heating boiler. Plumbing for automatic washing machine. Upvc double glazed window.

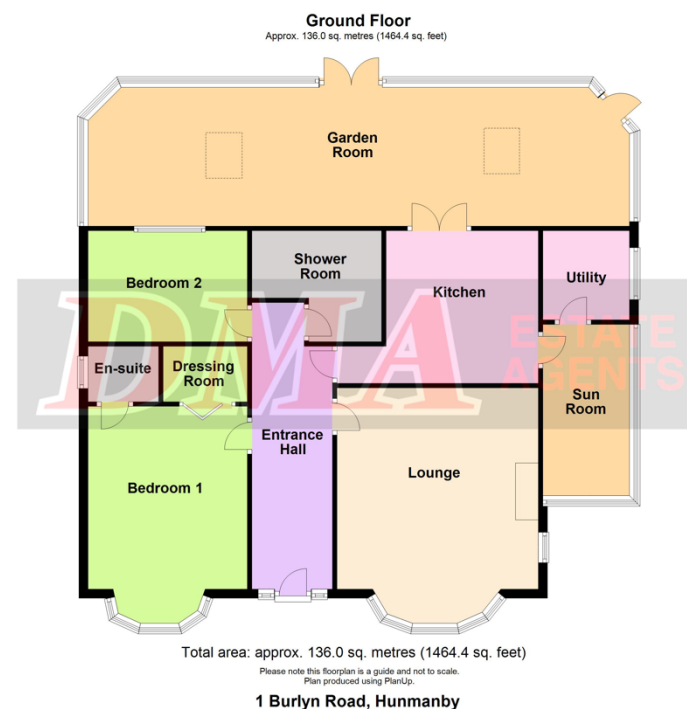
KITCHEN

3.40m x 3.35m (11'2" x 11'0")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in eye level oven. Electric hob with round stainless steel extractor hood above. Inset spotlights. Radiator. ***Pull-down ladder providing access to loft area with potential to convert to further rooms.***



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:

From 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 turn right onto Outgaits Lane and then first left onto Wrangham Drive. Turn left again onto Burlyn Road and the property is located immediately on the left hand side.

Upvc double glazed patio doors to:

GARDEN ROOM

9.13m x 3.04m (39'0" x 10'0")

Log burner. New roof. Spotlights. Two 'Velux' windows. Upvc double glazed windows.
Upvc double glazed patio doors to garden. Upvc door.



BEDROOM ONE
4.26m into bay x 3.51m
(14'1" into bay x 11'6")

Radiator. Upvc double glazed bay window. ***Door to WALK-IN WARDROBE.***



ENSUITE WC

2.54m x 1.21m (5'1" x 4'0")

Handbasin in vanity unit. Towel ladder radiator. Upvc double glazed window.



BEDROOM TWO

3.51m x 2.44m (11'6" x 8'0")

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



OUTSIDE:

Wide drive to **brick built GARAGE 5.64m x 3.51m (18'6" x 11'6")** with light and power. Second drive with space for caravan / motor home. Good size easy maintenance enclosed garden to the rear with patio area. **SHED.**



SHOWER ROOM

Modern overhead shower with glass screen, handbasin in vanity unit and wc in concealed cistern. Fully tiled walls and floor. Ladder towel rail.

