



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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ESTABLISHED 1992



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17 BURLYN ROAD, HUNMANBY YO14 0QA



Freehold £212,000

FEATURES

- * Modern two bedroom semi-detached bungalow.
- * Situated towards the end of a quiet cul-de-sac in this popular large village.
- * Built by Persimmons in mid 1990's.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern fitted kitchen and bathroom.
- * Conservatory.
- * Enclosed rear garden.
- * Brick built garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Kitchen. Lounge.
Inner Hall. Two Bedrooms. Bathroom. Conservatory.
OUTSIDE: Front garden. Enclosed rear garden.
Long drive to brick garage.

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17 BURLYN ROAD, HUNMANBY

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Radiator. Cupboard. Laminate flooring.

KITCHEN

3.12m x 2.18m (10'3" x 7'2")

Inset stainless steel sink and drainer. Base cupboards with worktops. Wall cupboards. Tall larder cupboard. Built-in oven and gas hob with extractor fan over. Plumbing for washing machine and dishwasher. Space for 'American style' 'fridge / freezer. Cupboard housing 'Ideal Standard' combination boiler. Radiator. Upvc double glazed window. **Upvc double glazed side door.**



LOUNGE

5.28m x 3.20m (17'4" x 10'6")

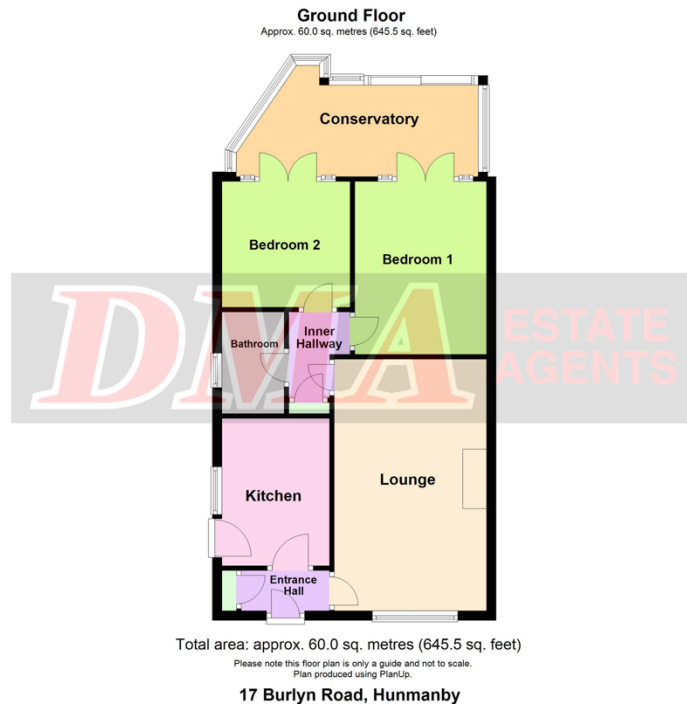
Electric 'living flame' effect fire in 'Adams' style surround with marble back and hearth. Radiator. Laminate flooring. Upvc double glazed square bay window.



INNER HALL

Airing cupboard. Radiator. **Access to loft space.**

Floor Plan:



BATHROOM

Bath with shower over and screen, handbasin set in vanity unit and wc. Fully tiled walls. Ladder radiator. Upvc double glazed window.



BEDROOM ONE

3.63m x 2.77m (11'11" x 9'1")

Fitted wardrobes. Radiator. **Upvc patio doors to the Conservatory.**



BEDROOM TWO

2.64m x 2.46m (8'8" x 8'10")

Radiator. **Upvc patio doors to Conservatory.**

CONSERVATORY

5.08m x 2.34m (16'8" x 7'8")

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



OUTSIDE:

Front and enclosed rear gardens. Long drive to brick and tiled **GARAGE** with light and power. **SHED.**



Council Tax Band

B.

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, dentists, 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 to Hunmanby village and as you enter the village take the first turning on the right onto Outgaits Lane and then first left onto Wrangham Drive. Turn left onto Burlyn Road and follow the road round. The property is located facing you at the end of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents