



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.
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- * Free accompanied viewing.
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- * Prominent town centre location.
- * Modern walk-round self selection display.

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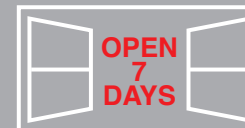
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
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5 BYRE WAY, BURTON FLEMING YO25 3QA



Freehold £229,950

FEATURES

- * Extended three bedroom detached house.
- * Located on a quiet cul-de-sac in this small rural village on the edge of the Yorkshire Wolds.
- * Oil fired central heating.
- * Upvc double glazing.
- * Extended modern kitchen.
- * Large sunroom with bi-folding doors to garden.
- * Modern bathroom and ensuite to master bedroom.
- * Garage and parking for 3 vehicles.
- * Enclosed rear garden.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. WC. Lounge. Kitchen. Sunroom
 FIRST FLOOR: Three Bedrooms (one with Ensuite). Bathroom.
 OUTSIDE: Gardens to front and rear. Drive to Garage.

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5 BYRE WAY, BURTON FLEMING

Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



CLOAKROOM

Handbasin and wc. Radiator. Upvc double glazed window.

LOUNGE
4.72m x 3.28m (15'6" x 10'9")

Wall mounted electric fire.
Remote control LED light
incorporating fan. Radiator. Upvc
double glazed window.



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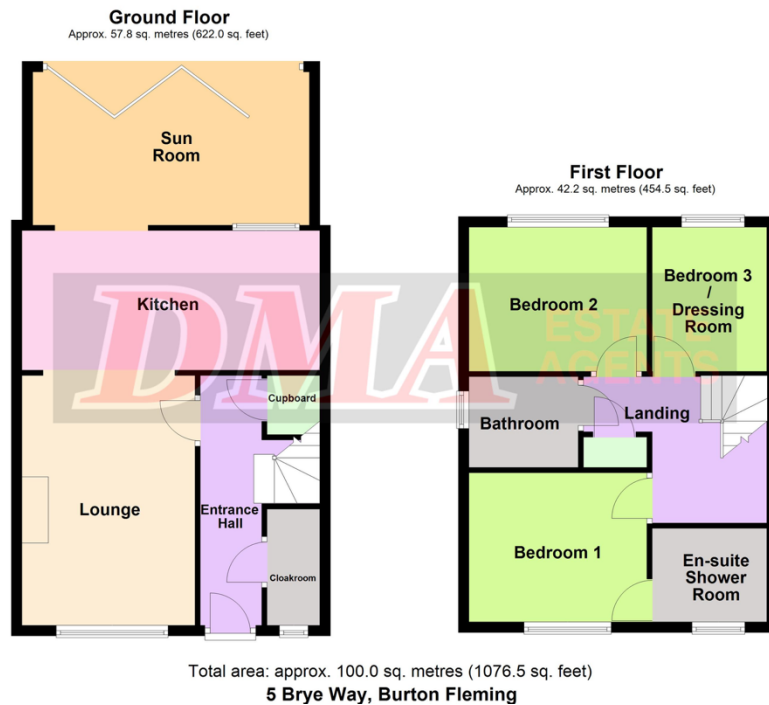
KITCHEN

5.64m x 2.64m (18'6" x 8'8")

Black inset sink with vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric hob with modern extractor hood above. Built-in eye-level double oven. Integrated tall 'fridge freezer, dishwasher and washing machine. Provision for tall 'American' style 'fridge/freezer. Wall mounted combination boiler. Inset spotlights. Radiator.



Floor plan:



SUN ROOM

2.90m x 5.23m (9'6" x 17'2")

Radiator. Tiled floor. Bi-folding doors.



FIRST FLOOR:

LANDING Tall cupboard. **Loft access.**

BEDROOM ONE

3.38m x 2.82m (11'1" x 9'3")

Radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

1.80m x 2.13m (5'11" x 7'0")

Quadrant shower. Handbasin and wc. Radiator. Upvc double glazed window.



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BEDROOM TWO

2.64m x 3.50m (8'8" x 11'6")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.20m x 2.64m (7'3" x 8'8")

Wood panelling. Radiator. Upvc double glazing.



BATHROOM

2.13m x 1.73m (7'0" x 5'8")

Jacuzzi spa bath, handbasin and wc. Fully tiled walls. Chrome towel radiator. Extractor fan. Upvc double glazed window.

OUTSIDE:

Front garden. Drive to Good sized **GARAGE** with upstairs storage, light and power. **CARPORT**. Parking for up to 3 cars. Rear garden.



LOCATION:

Burton Fleming is a picturesque village in the East Riding of Yorkshire. Sitting very close to the North Yorkshire Border, the village is situated approximately 7 miles (11 km) north-west of the Coastal resorts of Bridlington and 6 miles (10 km) south of Filey, both famed for their beautiful beaches. The village has a lovely community with events often taking place at the village hall. The historic 12th Century St Cuthbert church, is a must see, situated in the heart of the village on the village green. There is a play park, two ponds and beautiful walks, with breath taking views over the wolds. A cafe on the outskirts of the village at 'Scenic View' caravan park offers an excellent range of meals and freshly baked goods. Wold Newton Primary school is situated in the neighbouring village, and there is also a school and amenities just 7 miles away in the lovely village of Hunmanby.

Council Tax Band

C.

DIRECTIONS:

Follow the signposts into Hunmanby village onto Bridlington Street turning left towards Reighton and Bridlington. Turn right at the mini-roundabout just before the railway crossing onto New Road. Take the second turning on the left to Burton Fleming. Continue to the junction by the public house in the middle of the village and turn right. Take the first right onto West Lane. Take the first right onto The Crescent. Take the next left onto Byre Way and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents