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- * 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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COMMERCIAL SALES



Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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6 HIGHCROFT, HUNMANBY YO14 0JZ



Freehold £435,000

FEATURES

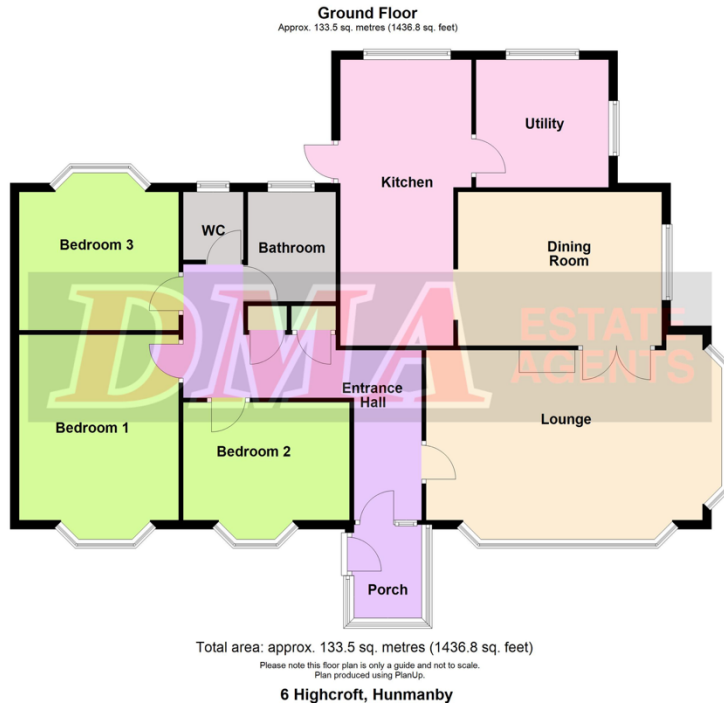
- * Superb three bedroom detached bungalow.
- * Built in the 1970's on the highly sought after location situated on the edge of this very popular village.
- * The property stands on a large plot which has been landscaped to a very high standard.
- * Gas central heating via a modern combination boiler to warm air heating.
- * Upvc double glazed windows, soffits and fascias.
- * Attached large garage.
- * Two drives.
- * Large summerhouse and decked area.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Entrance Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Three Bedrooms. Shower Room. Separate WC.
 OUTSIDE: Wide drive to attached garage. Landscaped gardens front and rear. Summerhouse.

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Floor Plan:



HIGHCROFT, HUNMANBY

Upvc Double Glazed Front Door to:



ENTRANCE PORCH

Tiled floor. Upvc double glazed windows.



ENTRANCE HALL

LOUNGE

6.20m x 4.16m (20'4" x 13'8")

'Living flame' gas fire set in oak effect surround with marble back and hearth. Inset spotlights. Two large upvc double glazed bow windows to the front and side.



/ continued over



Double Doors to:

DINING ROOM
4.22m x 3.10m (13'10" x 10'2")

Upvc double glazed window.



KITCHEN

6.30m x 2.89m (20'8" x 9'6")

Inset white porcelain sink and drainer. Good range of modern base units with worktops over. Matching wall cupboards. Gas hob with five burners and extractor hood over. Built-in double oven. Tall 'fridge / freezer. Dishwasher. Upvc double glazed window. **Upvc rear door to the garden.**



Council Tax Band D.

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 and continue to the top of Stonegate. Turn right onto Castle Hill / Malton Road and take the second turning on the right onto Highcroft. The property is located in the first cul-de-sac on the right.

Viewing strictly by appointment only through DMA Estate Agents



UTILITY ROOM
2.97m x 2.87m (9'9" x 9'5")

Inset stainless steel sink vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Undercounter 'fridge and freezer. Washing machine and tumble dryer. Two upvc double glazed windows.



INNER HALL

One store cupboard. **Loft access.**

BEDROOM ONE

3.99m x 3.58m (13'1" x 11'9")

Fitted wardrobes and dressing table. Inset spotlights. Upvc double glazed bow window.



BEDROOM TWO

3.15m x 2.84m (10'4" x 9'4")

Fitted wardrobes with dressing table. Inset spotlights. Upvc double glazed bow window.



BEDROOM THREE

3.35m x 3.05m (11'0" x 10'0")

Fitted wardrobes and dressing table. Inset spotlights. Upvc double glazed bow window.



SEPARATE WC

1.55m x 1.40m (4'7" x 5'1")

Handbasin in vanity unit, bidet and wc. Inset spotlights. Extractor fan. 'Rialto' tiled walls. Upvc double glazed window.



SHOWER ROOM

2.46m x 1.98m (8'1" x 6'6")

Corner shower cubicle. Handbasin in vanity unit and wc. Inset spotlights. Extractor fan. Tiled walls. Upvc double glazed window.



OUTSIDE

Landscaped front garden. Drive to enclosed **CARPOR** with electric door, light and power. Attached **GARAGE 7.32m x 3.76m** (24'0" x 12'4") with electric door, electric light, power and water and WC. Housing gas warm air ducted central heating boiler. Plumbing for automatic washing machine. Second drive at the side for a caravan, etc. Large enclosed landscaped rear garden. **GREENHOUSE**. Large timber **SHED** with light and power. **SUMMERHOUSE 3.86m x 2.84m** (12'8" x 9'4") with light and power and decked area.

