



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



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8 LENNOX CLOSE, HUNMANBY YO14 0PY



Freehold £269,950

FEATURES

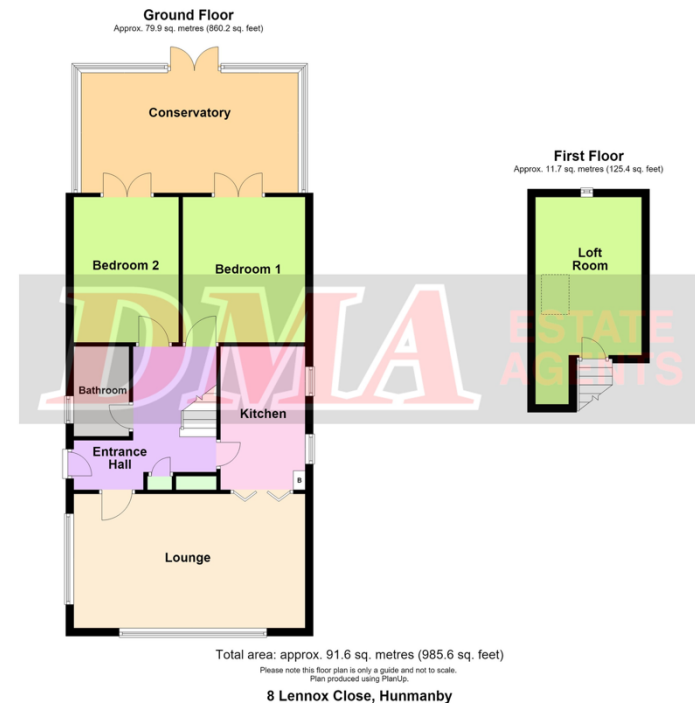
- * Well presented two bedroom detached bungalow.
- * Located in a cul-de-sac in this popular large village.
- * Gas central heating to radiators.
- * Upvc double glazed windows and doors.
- * Modern fitted kitchen.
- * Loft room.
- * Conservatory.
- * Enclosed rear garden.
- * Drive to garage.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Side Door to Entrance Hall. Lounge. Kitchen.
	Two Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front Garden. Driveway to Garage.
	Enclosed Rear Garden.

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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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village and as you enter the village take the first turning on the right onto Outgaits Lane. Lennox Close is the first turning on the right and the property is located round to the right.

Viewing strictly by appointment only through DMA Estate Agent

OUTSIDE

Front garden. Drive to attached **GARAGE** with light, power and water. Enclosed rear garden with patio area, decked area and lawn.



Upvc Double Glazed Side Door to:

ENTRANCE HALL

Glossy wood effect laminate. Coats cupboard. Radiator. **Stairs to Loft Room.**



LOUNGE

5.46m x 3.32m (17'11" x 10'11")

Feature 'Optiflame' electric fire. Glossy wood effect laminate. Radiator. Two upvc double glazed windows.



Double Doors to:

KITCHEN

3.60m x 2.13m (11'10" x 7'0")

Inset stainless steel sink and drainer. Modern range of base cupboards with worktops over. Matching wall cupboards. Gas hob with stainless steel extractor hood over. Built-in oven. Integrated washing machine and dishwasher. Provision for 'fridge freezer. Laminate floor. Inset spotlights. Two upvc double glazed windows.



BATHROOM

1.93m x 1.65m (6'4" x 5'5")

Bath with shower over and screen. Handbasin and wc. Chrome ladder radiator. Upvc double glazed window.

BEDROOM ONE

3.65m x 2.64m (12'0" x 8'8")

Glossy wood effect laminate. Radiator. **Upvc patio doors to the Conservatory.**



BEDROOM TWO

3.63m x 3.02m (11'11" x 9'11")

Radiator.



Upvc patio doors to:

CONSERVATORY

5.48m x 3.02m (18'0" x 9'11")

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



LOFT ROOM

5.43m shortening to 3.98m x 2.66m
(17'10" shortening to 13'1" x 8'9")

'Velux' window. **Access to eaves storage and further loft space.**

