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DMA ESTATE AGENTS

OPEN 7 DAYS

86A BRIDLINGTON STREET, HUNMANBY YO14 0LP



Freehold £349,950

FEATURES

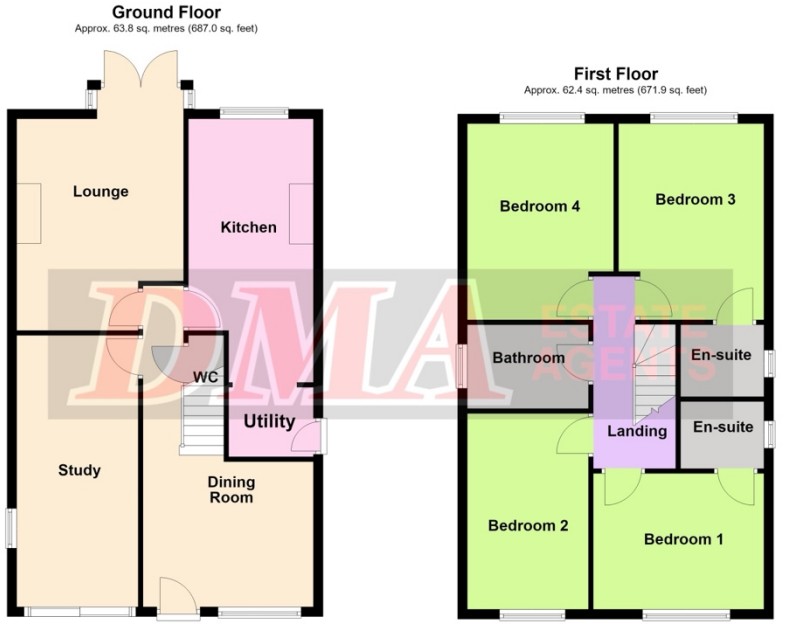
* Spacious four bedroom detached house.
* Located close to the centre of the village.
* Gas central heating to radiators.
* Upvc double glazing.
* Ensuite shower rooms to two bedrooms.
* Gardens to the front and rear.
* Off road parking.
* **Sold with no onward chain.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Dining Hall. Studio (Originally Garage). Living Room. Kitchen. Utility Room. Separate WC.
FIRST FLOOR:	Four Bedrooms. Two with Ensuite Shower Rooms. Bathroom
OUTSIDE:	Off Road Parking. Gardens Front and Rear.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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FLOOR PLAN:



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

86A Bridlington Street, Hunmanby

OUTSIDE:

Block paved drive with parking for two cars. Enclosed rear 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, 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. At the centre of the village take the road to Bridlington and the property is located on the right, just after the turning for Fountayne Road.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

DINING HALL **3.30m x 2.99m** (11'10" x 9'10")

Radiator. Upvc double glazed bay window.

STUDIO (ORIGINALLY GARAGE) **5.00m x 2.57m** (16'5" x 8'3")

Handbasin in vanity unit. Radiator. Upvc double glazed window. ***Upvc sliding patio doors to the front.***

LOUNGE **5.00m x 3.48m** (16'5" x 11'5")

Wood burning stove set in attractive surround and timber mantel. Wooden flooring. Radiator. Inset spotlights. ***Upvc patio doors to the garden.***





KITCHEN
5.49m x 2.59m max (18'0" x 8'6" max)

Deep Belfast style sink. Excellent range of modern cream base units with worktops over. Matching wall cupboards. Large stove/range. Extractor hood above. Integrated 'fridge freezer and dishwasher. Wine rack. Inset spotlights. Upvc double glazed window.



UTILITY ROOM

Stainless steel sink and drainer. Plumbing for integrated washing machine. Tall larder cupboard. ***Upvc door to the rear.***

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SEPARATE WC

Handbasin.



Stairs to First Floor:

LANDING

Loft access.



BEDROOM ONE
3.83m x 3.30m (12'7" x 10'10")

Fitted wardrobes. Radiator. Upvc double glazed window.

ENSUITE SHOWER ROOM

Corner shower cubicle. Handbasin and wc. Chrome towel radiator. Upvc double glazed window.



BEDROOM TWO
4.06m x 2.54m (13'4" x 8'4")

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



BEDROOM THREE **4.11m x 3.10m** (13'6" x 10'2")

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

ENSUITE SHOWER ROOM

Corner shower cubicle. Handbasin and wc. Chrome towel radiator. Upvc double glazed window.





BEDROOM FOUR **4.09m x 3.10m** (13'5" x 10'02")

Radiator. Upvc double glazed window.



BATHROOM
2.54m x 1.09m (8'0" x 6'0")

Corner shower cubicle. Bath. Handbasin and wc. Chrome ladder radiator. Upvc double glazed window.

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