



***Upvc Side Door to:***

**KITCHEN**

**3.53m x 2.79m** (11'7" x 9'2")

Stainless steel sink and drainer. Base cupboards with worktops. Pantry. Two upvc double glazed windows.

**LOUNGE**

**4.88m x 3.28m** (16'0" x 10'9")

Electric fire. Electric night storage heater. Upvc double glazed bow window.

**INNER HALL**

**BEDROOM ONE**

**3.35m x 2.59m** (11'0" x 8'6")

Fitted wardrobes. Upvc double glazed window.

**BEDROOM TWO**

**2.77m x 2.34m** (9'1" x 7'8")

Upvc double glazed window.

**BATHROOM**

Bath, handbasin and wc. Fitted shower over the bath. Upvc double glazed window.

***OUTSIDE:***

Front garden. Drive to brick built **GARAGE with light and power.** Rear garden. **GREENHOUSE.**

**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 and health centre, solicitors' office, dentists, optician, library, 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. As you enter the village take the second turning on the left into Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Take the first turning on the right into Bardney Road and Ambrey Close is the second cul-de-sac on the left. The property is located in the far right hand corner.

**Viewing strictly by appointment only through DMA Estate Agents**