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NAEA Estate Agents

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

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DMA ESTATE AGENTS

OPEN 7 DAYS

18 GAP CRESCENT, HUNMANBY GAP YO14 9QJ



Freehold £475,000

FEATURES

* Large 160m² corner sited three bedroom dormer bungalow.
* Standing on 0.38 acres.
* Built in 2003 with modern timber frame construction.
* Upvc double glazing.
* LPG gas central heating to radiators.
* Three conservatories.
* Ensuite to master bedroom.
* Front garden.
* Parking for numerous cars.
* Detached garage.
* Extensive gardens to the rear.
* **Sold with no onward chain.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Bedroom. Bathroom. Formal Dining Room. Conservatory. Utility Room. Kitchen. Lounge. Conservatory.
FIRST FLOOR:	Two Bedrooms (one with ensuite).
OUTSIDE:	Parking for numerous cars. Garage. Extensive rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Upvc Front Door to:

ENTRANCE HALL

Large understairs cupboard. Laminate floor. Radiator.





BEDROOM THREE **3.99m x 3.05m** (13'1" x 10'0")

Radiator. Laminate floor. Upvc double glazed window.





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LOUNGE **5.03m x 3.99m** (16'6" x 13'1")

Electric fire in modern surround. Radiator. Laminate floor.





Opening to:

SUN ROOM **3.81m x 2.21m** (12'6" x 7'3")

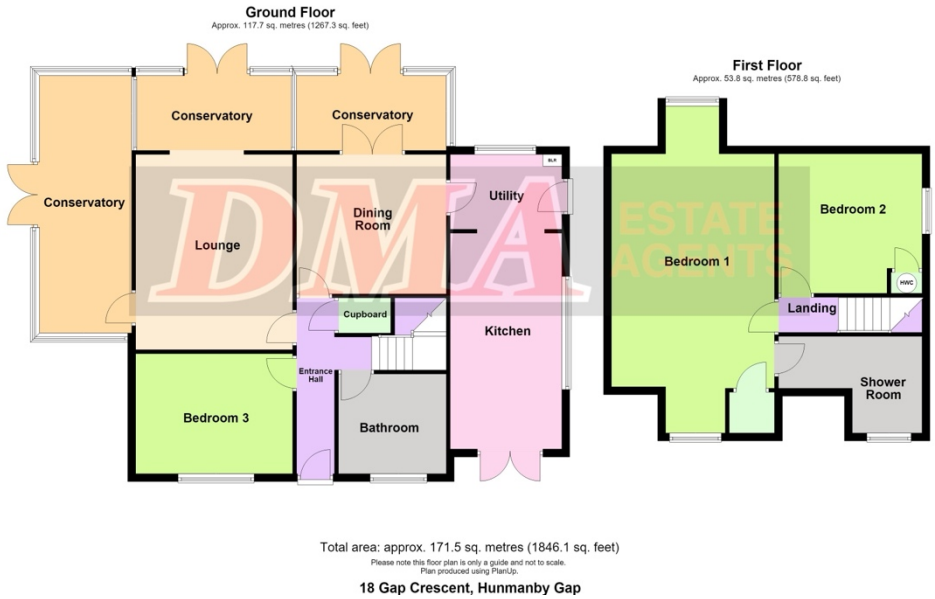
Radiator. Laminate floor. Upvc double glazed windows. ***Upvc patio doors to Garden.***





18 Gap Crescent, Hunmanby Gap - continued

Floor Plan:



Total area: approx. 171.5 sq. metres (1846.1 sq. feet)

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

18 Gap Crescent, Hunmanby Gap

DIRECTIONS:

Take the Bridlington road from Filey and turn left off the A165 in about three miles, signposted Hunmanby Gap. Continue to the end of the road and turn right onto Gap Road. Take the first right onto Gap Crescent and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents





HMRC DISCLAIMER:

Should you have an offer accepted on this property, we are obliged by HMRC and the Money Laundering Regulations 2017 to carry out mandatory Anti-Money Laundering checks. We outsource these checks to our compliance partners, who charge a fee for this service. You will be required to provide the necessary identification and proof of funds to complete the checks. For further information, please contact our office.

Council Tax Band D.

LOCATION:

Hunmanby Gap is a beautiful, peaceful, and sandy beach on the North Yorkshire coast, just 2 miles from the village of Hunmanby and south of Filey, referred to as a hidden gem with vast sands perfect for walking, dog-friendly exploring, and coastal views, featuring a cliff-top car park and a beach cafe. It offers long stretches of miles of golden sands and access to the coast path, making it ideal for escaping crowds even in summer, with trails leading towards Filey or Reighton at low tide.

Door from Lounge to:

CONSERVATORY **6.53m x 2.34m** (21'5" x 7'8")

Two radiators. Laminate floor. Upvc double glazed windows. ***Upvc patio doors to Garden.***





DINING ROOM **3.81m x 3.56m** (12'6" x 11'8")

Radiator. Laminate floor.





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Upvc double glazed doors to:

CONSERVATORY **3.78m x 1.85m** (12'5" x 6'1")

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




UTILITY ROOM **2.74m x 1.52m** (9'0" x 5'0")

Good range of base cupboards. Upvc double glazed window. 'LPG' gas combination boiler. ***Upvc double glazed rear door.***





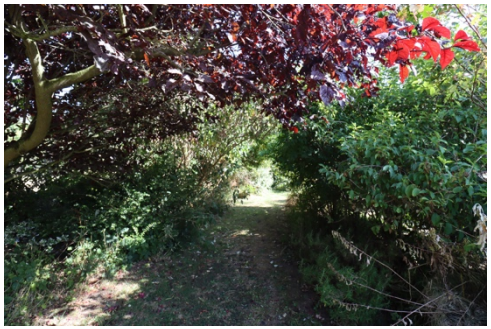








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KITCHEN **5.49m x 2.84m** (18'0" x 9'4")

Inset round sink and matching drainer. Excellent range of base cupboards with work tops over. Matching wall cupboards. Large 'Range Master' oven with five burner hob plus hot plate / griddle. Stainless steel extractor hood over. Space for American style 'fridge / freezer. Integrated dishwasher. Plumbing for automatic washing machine. Inset spotlights. Laminate floor. Upvc double glazed window. ***Upvc double glazed patio doors.***




BATHROOM
2.51m x 2.49m (8'3" x 8'2")

Corner jacuzzi style bath. Handbasin and wc. Tiled walls and floor. Inset spotlights. Chrome towel rail. Upvc double glazed window.



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FIRST FLOOR:

MASTER BEDROOM **6.17m x 3.96m** (20'3" x 13'0")

Excellent range of fitted wardrobes and box top cupboards. Dressing table. Two radiators with covers. Eaves storage. Laminate floor. Upvc double glazed window.




ENSUITE SHOWER ROOM
2.74m x 1.37m (9'0" x 4'6")

Large shower cubicle with jet shower. Handbasin and wc. Chrome towel radiator. Inset spot lights. Upvc double glazed window.



BEDROOM TWO **3.84m x 3.58m** (12'7" x 11'9")

Fitted wardrobes and box top cupboards. Cupboard housing hot water cylinder. Radiator. Laminate floor. Upvc double glazed window.




OUTSIDE:

Wide drive with parking for numerous cars. Large landscaped gardens to the rear. **SUMMERHOUSE. LARGE GREENHOUSE.**

GARAGE **3.36m x 3.66m widening to 4.88m**
(17'7" x 12'0" widening to 16'0")

With electric light and power. Electric up and over door.








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