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- * Free accompanied viewing.
- * Dedicated sales progression.
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- * Modern walk-round self selection display.

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ESTABLISHED 1992



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GRAFTON, ROYAL OAK, FILEY YO14 9QE



Freehold £359,995

FEATURES

- * Individual three bedroom detached bungalow.
- * **Standing on a large plot with extensive gardens approximately 1/2 acre.**
- * Oil central heating via a combination boiler.
- * Upvc double glazing.
- * Modern fitted kitchen and bathroom.
- * Large upvc double glazed conservatory.
- * Drive to garage and turning area.
- * **Solar panels (owned outright).**
- * **Rural views to the front and rear.**
- * **EPC Rating: B**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

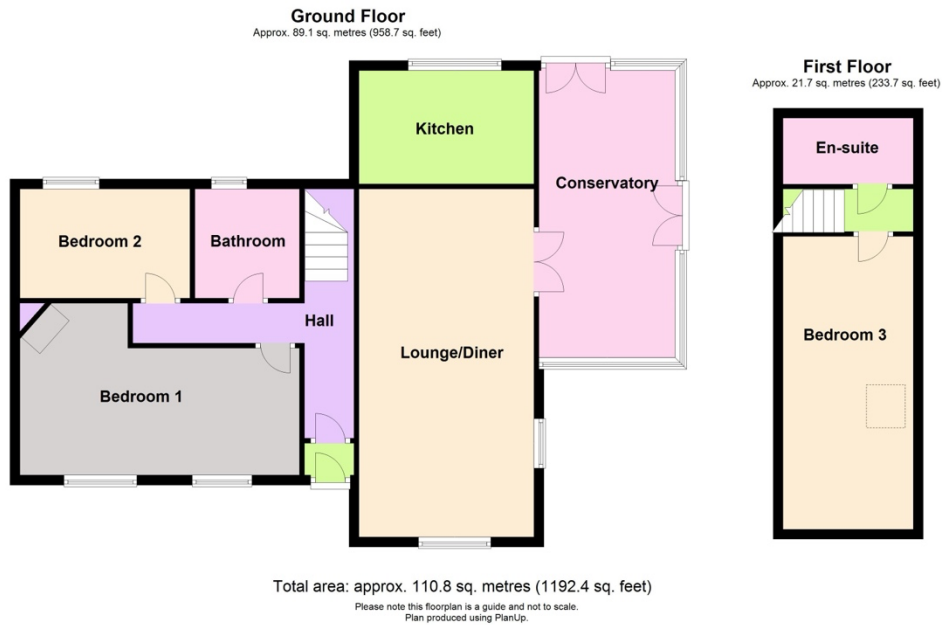
GROUND FLOOR: Front Porch to Entrance Hall. Lounge. Kitchen.
Two bedrooms. Bathroom. Conservatory.

FIRST FLOOR: Bedroom with Ensuite WC.

OUTSIDE: Extensive gardens. Drive to garage and turning area.

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Floor Plan:



Council Tax Band D.

LOCATION:

Royal Oak is a small hamlet on the A165 just inland from Filey Bay between Hunmanby and Filey.

DIRECTIONS:

From Filey take the A165 Bridlington road. The property is located on the left just before the Royal Oak railway crossing.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE PORCH

L-SHAPED ENTRANCE HALL

Radiator. Telephone point. Exposed polished wood floor.



LOUNGE / DINER 7.01m x 3.53m (23'0" x 11'7")

Electric fire. Feature exposed beamed ceiling. Exposed polished wood floor. Three radiators. Two upvc double glazed windows.





Upvc double glazed patio doors to:

CONSERVATORY

5.79m x 2.74m (19'0" x 9'0")

Tiled floor. Radiator. Triple glazed polycarbonate roof. Upvc double glazed windows. **Two sets of upvc double doors.**



KITCHEN

3.51m x 2.29m (11'6" x 7'6")

Inset dark brown sink, vegetable sink and drainer. Base cupboards with worktops over. Wall cupboards. Electric cooker point. Plumbing for washing machine and dishwasher. Integrated 'fridge / freezer. 'Bosch' oil fired central heating combination boiler. Tiled walls. Upvc double glazed window.





BEDROOM ONE

5.64m x 3.66m narrowing to 2.59m
(18'6" x 12'0" narrowing to 8'6")

Feature corner sited 'Victorian' black cast iron fireplace. Exposed beamed ceiling. Two radiators. Dado rail. Polished timber floor. Two upvc double glazed windows.



BEDROOM TWO

3.43m x 2.21m (11'3" x 7'3")

Picture rail. Polished timber floor. Radiator. Upvc double glazed window.



BATHROOM

Jacuzzi bath with electric mixer shower over. Handbasin and wc. Tiled walls. Radiator. Upvc double glazed window.



Stairs from the lounge to:



BEDROOM THREE 6.86m x 2.62m (22'6" x 8'7")

Radiator. 'Velux' window with views across open fields towards Hunmanby.



Ensuite

Handbasin and WC. **Door to eaves storage.**



OUTSIDE:

The property stands on a plot 150' frontage x 106' deep (approximately) with side drive and turning area. **GARAGE 7.01m x 3.66m (23'0" x 12'0") with electric light and power.** Timber **SHED**. Extensive lawned gardens backing onto open fields. Various fruit trees. Large elevated patio area with two feature lampposts illuminating the whole garden area. Pond with water feature. Fruit and vegetable area.

