

Accessing the front of the property via a double glazed entrance door, which leads into an entrance hall.

#### Entrance Hall

Fitted carpet, ornate panelling, dado rail, coved ceiling, cloaks hanging rail, radiator and spindle banister to the first floor. Two under stairs cupboards one housing the electric consumer unit and combi boiler the other has space for storage. Three ceiling lights, mains wired smoke alarms. Doors to a cloakroom Wc and the lounge.



#### Cloakroom Wc

Low Level Wc, cloakroom wash hand basin, fully tiled walls, ceramic tile floor, recessed halogen spots, extraction fan, heated towel rail, coved ceiling,



#### Lounge 14'3 x 12'7 (4.34m x 3.84m )

Fitted carpet, coved ceiling, dado rail, radiator, bow window to the front with views over looking Hunmanby towards to sea, Tv point, sky point, wiring for wall mounted speakers, telephone point, wall lights, an opening to area that could be used for dining or as a study.

#### Dining/Study area 11'11 x 8'2 (3.63m x 2.49m )

Fitted carpet, dado rail, coved ceiling, two ceiling light, telephone point, door to the kitchen.



#### Kitchen 18'10 x 12' (5.74m x 3.66m )

'Kardean' flooring, fitted modern wall and base units with work surfaces, concealed under cupboard lighting, double range cooker which is in stainless steel with 6 rings, tiled splash backs, designer led recessed halogen spots, access to a roof space, velux window with blind, coved ceiling, split level ceiling leading into dining area, integral appliances including dishwasher, washer / dryer, space for large American style fridge freezer, granite floor tiles, two radiators, concealed ironing board cupboard, telephone and Tv point. Double-glazed French doors that lead out to the patio at the rear. Glazed personnel door to the garage.



#### First Floor landing

Ornate panelling, dado rail, coved ceiling, double glazed window to the side, access to the roof space with a pull down ladder and is part boarded. Doors to all bedrooms and the bathroom.



#### Bedroom One 12'4 x 9'6 (3.76m x 2.90m )

Double glazed window to the front with lead style insets, radiator, coved ceiling, recessed halogen spots, fitted carpet, a range of fitted furniture including a four-door robe, shelving to the end, dress table area, three door draw unit with shelving, Tv point, telephone point.

#### Bedroom Two 10' x 9'3 max (3.05m x 2.82m max )

Telephone and Tv points, dado rail, tongue and groove panelling halfway up, coved ceiling, laminate floor covering, radiator, double glazed windows to the front.

#### Bedroom Three 9'1 x 9'6 (2.77m x 2.90m )

Tongue and groove panelling halfway up, coved ceiling, laminate floor covering, double glazed window to the rear overlooking the garden, radiator, telephone and tv points.

#### Bathroom

Featuring a white four piece suite comprising of low level Wc, pedestal wash hand basin, bath with tiled sides and a step in shower cubical with a thermostatic mixer shower in chrome, coved ceiling, extractor unit, recessed halogen spots, fully tiled walls, double glazed frosted window to the rear, ceramic floor tiles.



#### Garage 17'11 x 15 (5.46m x 0.38m )

Cavity wall garage with Electric sectional insulated door with remote control, double glazed window to the rear and a double glazed door leading to the rear garden, work surface, single drainer sink, base and wall units, space and plumbing for a washing machine, telephone and tv points, separate consumer unit. Light and power points. Also has lifting beams.



#### Outside

##### Front

Laid mainly to lawn with a block paved path.

##### Rear

Featuring various landscaping including an Indian stone nautical star, wall boundaries all around the patio area with a raised brick built water feature and a raised garden area laid to lawn with wall and fence boundaries.

**RATING AUTHORITY-**  
**RATING - BAND C**  
 Scarborough borough council.  
 01723 232323

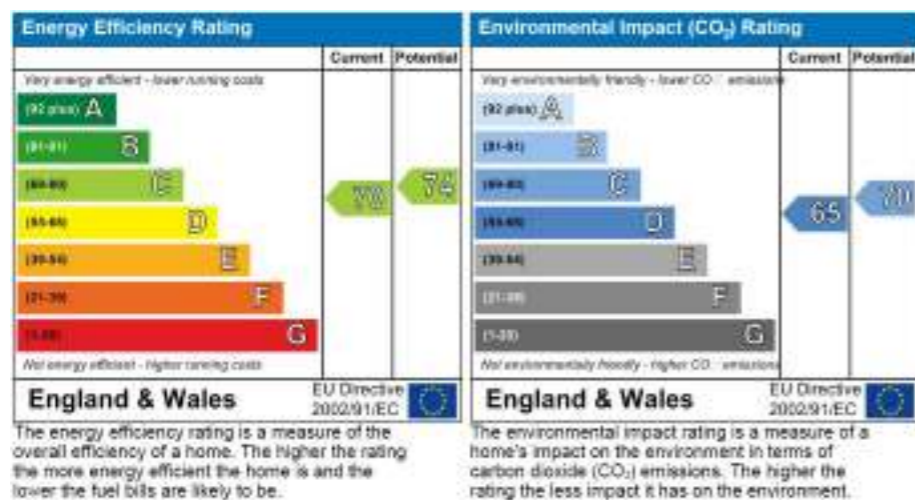
**TENURE**  
 We have been advised that the property is  
 Freehold. We are awaiting confirmation from the vendors  
 solicitors

**All our measurements are taken using a laser measurer and  
 should not be relied on.**

**PLEASE NOTE**

Although we will endeavour to ensure our property details are reliable and accurate, they should not be relied on as statements or representations of fact and they do not constitute any part offer of contract. The seller does not make any representation or give any kind of warranty in relation to the property and we have no authority to do so on behalf of the vendor. Services, fittings and equipment referred to in the sales particulars have not been tested unless we state otherwise and no warranty can be given relating to their condition.

We would recommend that all of the information which we provide about the property is verified by yourself or your advisers. Please contact us before coming to view a property. If there is any point of particular importance to you we would be happy to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are planning to travel to view the property. We have not inspected the deeds of the property and therefore any reference or inference to boundaries, rights of way etc are subject to confirmation.



**14 PARK RISE, HUNMANBY, NORTH YORKSHIRE,  
 YO14 0NJ**

An elevated detached property located within the popular village of Hunmanby. The accommodation has had a considerable ground floor extension creating a well laid out family home. The accommodation is well presented throughout and comprises of: Lounge with dining/ study off. Large modern Dining kitchen with French doors leading to garden. There is also a Wc and access to the double sized garage from the ground floor. To the first floor are three bedrooms and bathroom with separate shower cubicle. Outside the property to the front is a garden being laid mainly to lawn and block paved drive leading up to the garage, accessed via electric door and remote. To the rear of the property is a nicely landscaped garden with lawn, water feature and Indian stone seating area. The property comes gas heated and double glazed with potential to convert the garage to further accommodation if required. At the rear of the property there is a conservation area.

Viewing highly recommended with ourselves as sole agents.

**Asking Price**  
**£209,995**

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