



### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
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COMMERCIAL  
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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

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# DMA

ESTATE  
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104 STONEGATE, HUNMANBY YO14 0PU



Freehold £194,950

### FEATURES

- \* Ideal family home.
- \* Three bedroom semi-detached home.
- \* Located on the edge of this popular large village.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Driveway to garage.
- \* South facing rear garden.
- \* Sold with no onward chain.
- \* EPC Rating: D.
- \* Viewing is highly recommended.

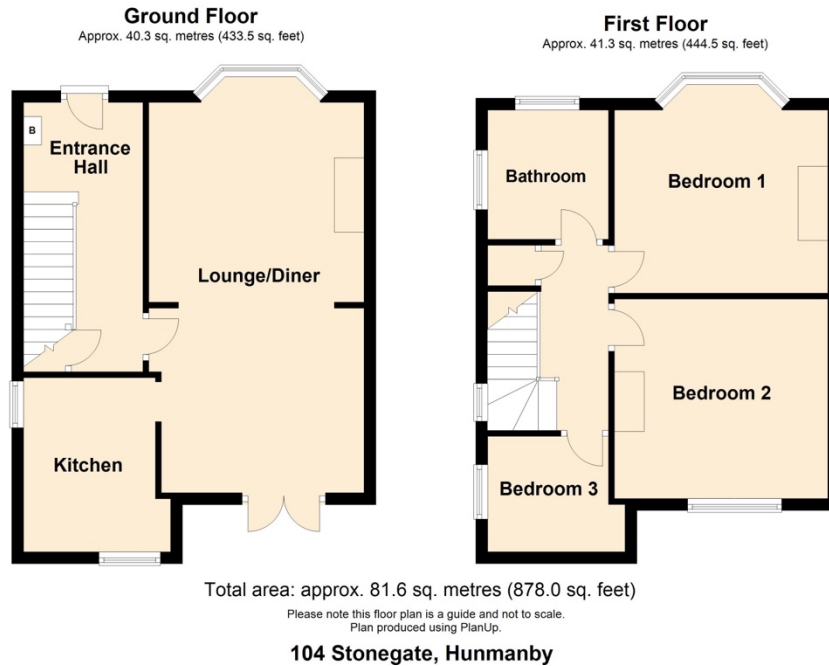
### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge / Diner. Kitchen.  
 FIRST FLOOR: Shower Room. Three Bedrooms.  
 OUTSIDE: Front garden. Drive to garage. Rear garden.

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## Floor Plan:



104 STONEGATE, HUNMANBY

### Upvc Front Door to:

#### ENTRANCE HALL

Wall mounted gas combination boiler. Understairs cupboard. Radiator. Upvc double glazed window.



#### LOUNGE / DINER

**6.55m x 3.63m (21'6" x 11'11")**

Multi-fuel wood burner. Wall lights. Two radiators. Upvc double bay window. **Upvc French windows to the rear.**



#### KITCHEN

**2.92m x 2.00m (9'7" x 6'7")**

Inset ceramic sink, vegetable sink and drainer. Range of modern base units with worktops over. Matching wall cupboards. Built-in oven and gas hob with extractor fan over. Provision for low level fridge. Two upvc double glazed windows.



/ continued over

**FIRST FLOOR:**

**LANDING**

Built-in cupboard. **Access to loft space.** Upvc double glazed window.

**BATHROOM**

Bath, handbasin and wc. Fully tiled walls and floor. Radiator. Two upvc double glazed window.



**BEDROOM ONE**  
3.63m x 3.07m (11'11" x 10'1") plus bay.

Feature fireplace. Radiator. Upvc double glazed bay window.

**BEDROOM TWO**  
3.63m x 3.35m (11'11" x 11'0")

Feature fireplace. Radiator. Upvc double window.



**BEDROOM THREE**  
2.97m x 6.8m (9'9" x 6'8")

Radiator. Upvc double glazed window.



**OUTSIDE:**

Front garden. Driveway to **GARAGE.** South facing rear garden.

**Council Tax Band C.**

**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 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 and the property is located on the left hand side just before the turning for Outgait Lane.

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