

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.*

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Proprietors: **David Mansfield ATTON** FNAEA.
Gavin Ashley Mansfield ATTON MNAEA / DEA. **Samantha ADDISON**
www.dmaestateagents.co.uk

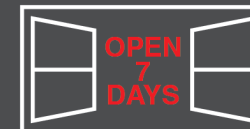
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14 AMBREY CLOSE, HUNMANBY YO14 0LZ



Freehold £195,000

FEATURES

- * Two / three bedroom detached bungalow.
- * Located in the corner of a quiet cul-de-sac.
- * Built by Tarmac Homes in the 1970s.
- * Part upvc double glazing.
- * Gas central heating.
- * Cavity wall insulation.
- * Driveway to garage.
- * Gardens to the front and rear.
- * **EPC Rating: B.**
- * Viewing is highly recommended.

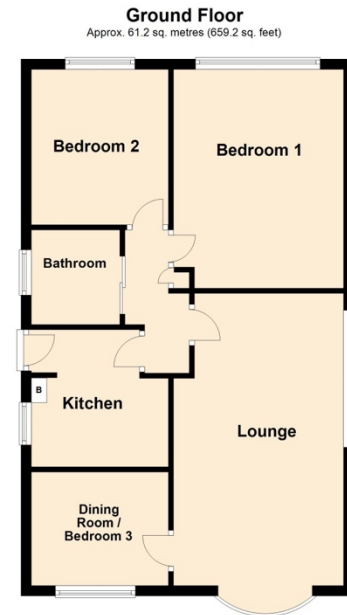
ACCOMMODATION IN BRIEF

INTERNAL: Upvc Side Door to Entrance Hall. Kitchen. Lounge.
Dining Room / Bedroom. Two further Bedrooms.
Bathroom.

OUTSIDE: Front garden. Drive to garage. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan



Total area: approx. 61.2 sq. metres (659.2 sq. feet)

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

14 Ambrey Close, Hunmanby

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. 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.

Upvc Side Door to:

ENTRANCE HALL

Radiator. Built-in cupboard.

LOUNGE

5.91m x 3.30m (19'5" x 10'10")

Radiator. Upvc double glazed bow window. Small upvc double glazed window to the side.



**BEDROOM THREE /
DINING ROOM**

2.66m x 2.20m (8'9" x 7'3")

Laminate flooring. TV point.
Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

KITCHEN

2.66m x 2.28m (8'9" x 7'6")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Gas cooker point. Plumbing for automatic washing machine. Wall mounted 'Ideal' combination boiler. Provision for 'fridge / freezer. Double glazed window in timber frame.



BEDROOM TWO

3.02m x 2.61m (9'11" x 8'7")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to brick built **GARAGE with light and power.** Enclosed rear garden. **SHED.**



BATHROOM

Bath with electric shower over. Handbasin and wc. Tiled walls. Radiator. Double glazed window in timber frame.

BEDROOM ONE

4.01m into wardrobe x 2.97m
(13'2" into wardrobe x 9'9")

Fitted wardrobe and drawers. Radiator. Upvc double glazed window.

