



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 AGENTS

COMMERCIAL SALES



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



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ESTATE AGENTS



18 HARBOROUGH CLOSE, HUNMANBY YO14 0NA



Freehold £270,000

FEATURES

- * Spacious three bedroom detached bungalow.
- * Located in a cul-de-sac.
- * Built in the 1970's by Tarmac Homes.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Upvc facias and soffits.
- * Large gardens front and rear.
- * Drive to garage.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Cloakroom. Lounge. Kitchen. Three Bedrooms. Bathroom

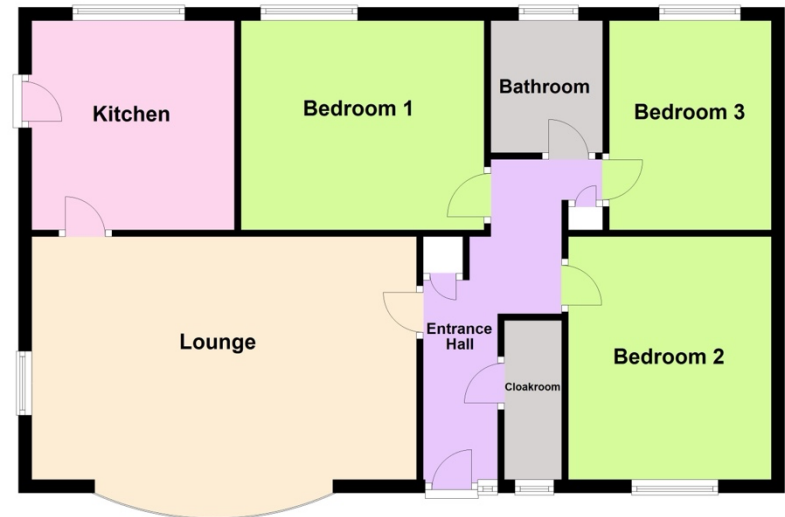
OUTSIDE: Good sized front garden. Drive to garage. Large rear garden.

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

Floor Plan:

Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 sq. feet)

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

18 Harborough Close, Hunmanby

OUTSIDE:

Good size front garden with lawns and borders. Drive to **GARAGE with light and power**. Good size rear garden with lawns, borders, patio area and greenhouse.



Council Tax Band C.

DIRECTIONS:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village and at the centre of the village take the road to Bridlington. Turn second left after the post office onto Fountayne Road and Harborough Close is the second turning on the right. The property is located on the right hand side.

Front Door to:

ENTRANCE HALL

Two cupboards. Laminate floor. Radiator.



CLOAKROOM

Handbasin and wc. Tiled floor.

KITCHEN

3.04m x 3.14m (10'0" x 10'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Hob with extractor hood above. Built-in eye level double oven. Plumbing for automatic washing machine. Provision for 'fridge freezer. 'Ideal' gas central heating boiler to radiators. Tiled floor. Radiator. Upvc double glazed window. **Upvc rear door.**



LOUNGE

5.79m x 3.68m (19'0" x 12'1")

Laminate floor. Wall lights. Radiator. Upvc double glazed bow window and side window.



BEDROOM TWO
3.65m x 3.04m (12'0" x 10'0")

Laminate floor. Radiator. Upvc double glazed window.



BEDROOM THREE
3.04m x 2.43m (10'0" x 8'0")

Laminate floor. Radiator. Upvc double glazed window.



BEDROOM ONE
3.65m x 3.04m (12'0" x 10'0")

Laminate floor. Radiator. Upvc double glazed window.

BATHROOM

Bath with 'Mira' electric shower over. Handbasin and wc in ivory. Tiled walls and floor. Ladder radiator. Upvc double glazed window.

