

## 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**

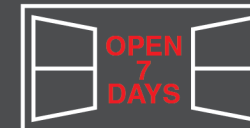
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# DMA

ESTATE  
AGENTS



3 BARDNEY ROAD, HUNMANBY YO14 0LX



Freehold £235,000

### FEATURES

- \* **Ideal family home.**
- \* Three bedroom detached house.
- \* Built in the late 1970's by a local builder.
- \* Conveniently located for the village centre.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Conservatory.
- \* Downstairs shower room and wc.
- \* Attached garage.
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Entrance Hall. Lounge / Dining Room. Conservatory. Shower Room and WC.  
FIRST FLOOR: Three Bedrooms. Bathroom.  
OUTSIDE: Front garden. Drive to garage. Rear Garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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3 BARDNEY ROAD, HUNMANBY

**Upvc Front Door to:**

**ENTRANCE PORCH**

Two upvc double glazed windows.



**ENTRANCE HALL**

Understairs cupboard. Radiator.

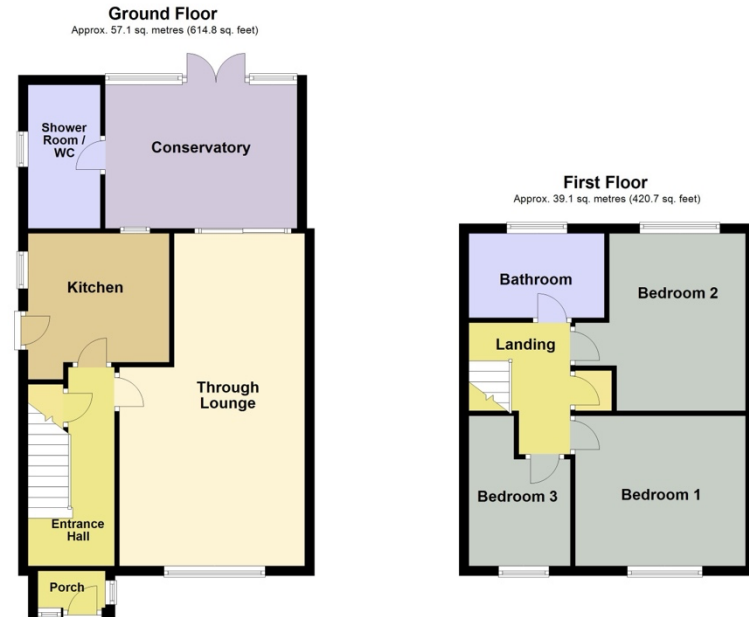
**KITCHEN**

2.92m x 2.67m (9'7" x 8'9")

Inset stainless steel sink, and drainer. Base cupboards with worktops and wall cupboards. Electric hob with extractor hood over. Built-in double oven. Gas combination boiler. Plumbing for automatic washer. Upvc double glazed window. Radiator. **Rear door.**



**Floor Plan:**



Total area: approx. 96.2 sq. metres (1035.5 sq. feet)

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

**3 Bardney Road, Hunmanby**

3 Bardney Road, Hunmanby - continued



**Council Tax Band**      **D.**

**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. The property is located on the left hand side.

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

**THROUGH LOUNGE**

**6.88m x 3.83m narrowing to 2.69m**  
(22'7" x 12'7" narrowing to 8'10")

Electric fire. Two radiators. Upvc double glazed window.



**Sliding Patio Doors to:**

**CONSERVATORY**

**3.96m x 2.97m (9'7" x 8'9")**

Radiator. Laminated floor. Upvc double glazed windows. **Upvc patio doors to the Garden.**



/ continued over

**SEPARATE SHOWER ROOM AND WC**



**FIRST FLOOR:**

**BEDROOM ONE**

**3.53m x 3.30m (11'7" x 10'10")**

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window.



**BEDROOM TWO**

**3.56m x 2.82m (11'8" x 9'3")**

Radiator. Upvc double glazed window.



**BEDROOM THREE**

**2.84m x 2.69m (9'4" x 8'10")**

Radiator. Upvc double glazed window.



**BATHROOM**

Bath with shower over and screen. Handbasin and wc. Ladder towel radiator. Tiled walls. Upvc double glazed window.

**OUTSIDE:**

Gardens front and rear. Drive to attached **GARAGE** with electric light and power.

