

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.

Samantha ADDISON

www.dmaestateagents.co.uk

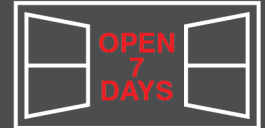
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28 BARDNEY ROAD, HUNMANBY YO14 0LX



Freehold £197,500

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located in a cu-de-sac.
- * Gas central heating.
- * Upvc double glazing.
- * Garage.
- * Good sized gardens.
- * Large conservatory to the side.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

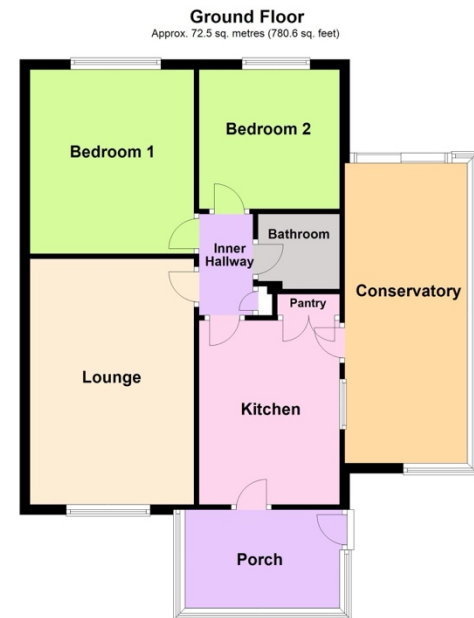
ACCOMMODATION IN BRIEF

INTERNAL: Front porch. Kitchen. Lounge. Two Bedrooms. Bathroom.
Side Conservatory.

OUTSIDE: Front garden. Drive to Garage. Side and rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 72.5 sq. metres (780.6 sq. feet)

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

28 Bardney Road, Hunmanby



Council Tax Band **B.**

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 onto Bardney Road and the property is located in the far right hand corner of the first cul-de-sac on the left.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE PORCH
3.07m x 1.96m (10'1" x 6'5")

Radiator. Upvc double glazed windows.



KITCHEN
2.79 x 3.66m (9'2" x 12'0")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Wall cupboards. Plumbing for automatic washing machine. **PANTRY.** Radiator. **Double glazed door to:**

SIDE CONSERVATORY
2.43m x 5.97m (8'0" x 19'7")

Two radiators. Upvc double glazed windows. **Upvc french doors to the garden.**





LOUNGE

4.88m x 3.25m (16'0" x 10'8")

Electric fire in attractive surround. Two radiators. Upvc double glazed bay window.



INNER HALL

BEDROOM ONE

3.91m x 2.67m (12'10" x 8'9")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

2.79m x 2.74m (9'2" x 9'1")

Radiator. Upvc double glazed window.



BATHROOM

Bath, hand basin and wc in white. Tiled walls. Inset spotlights. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE**. Gardens to the side and rear.