



**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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**DMA** ESTATE AGENTS

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

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

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



16 AMBREY CLOSE, HUNMANBY YO14 0LZ



Freehold £275,000

**FEATURES**

- \* Three bedroom detached bungalow.
- \* Located in the corner of a quiet cul-de-sac.
- \* Built by Tarmac Homes in the 1970s.
- \* Upvc double glazing.
- \* Upvc fascias and soffits.
- \* 'State of the Art' modern electric heating.
- \* Modern kitchen and shower room.
- \* Large conservatory.
- \* Front garden.
- \* Enclosed low maintenance rear garden.
- \* Garage and ample off road parking.
- \* **EPC Rating: B.**
- \* Viewing is very highly recommended.

**ACCOMMODATION IN BRIEF**

INTERNAL: Composite Side Door to Porch. Entrance Hall. Kitchen. Lounge. Three Bedrooms. Shower Room. Conservatory.

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

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**Floor Plan:**



Total area: approx. 79.5 sq. metres (855.3 sq. feet)  
Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.  
**16 Ambrey Close, Hunmanby**

**Composite Door to RECESS PORCH**

**ENTRANCE HALL**

Built-in cupboard. Cupboard housing 'State of the Art' electric boiler. Radiator.

**KITCHEN**

**2.43m x 2.59m (8'0" x 8'6")**

Inset stainless steel sink. High gloss effect base cupboards with marble effect worktops over and marble effect splashback. Matching wall cupboards. Built-in electric oven. Electric hob and extractor hood above. Provision for under counter 'fridge. Plumbing for automatic washing machine. Feature plantation shutters. Upvc double glazed window.



**LOUNGE**

**3.35m x 5.91m (11'0" x 19'5")**

Modern electric fire in oak surround. Feature plantation shutters. Three radiators. Small upvc double glazed side window. Upvc double glazed bow window.





### BEDROOM THREE

2.69m x 1.95m (8'10" x 6'5")

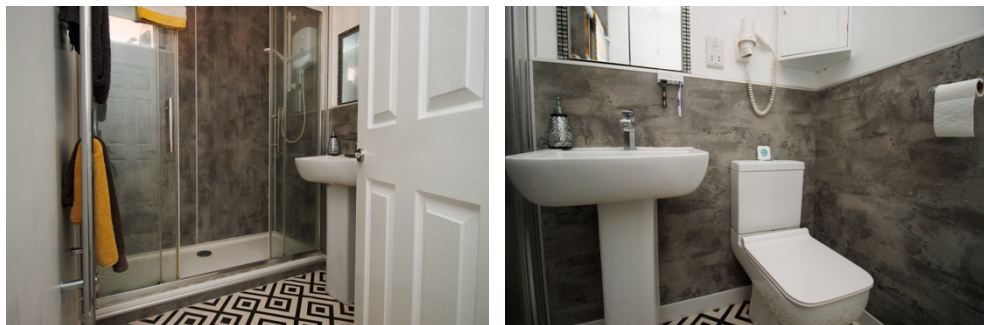
Radiator. Feature plantation shutters. Upvc double glazed window.



### SHOWER ROOM

2.69m x 1.60m (6'9" x 5'3")

Large walk-in shower. Handbasin and wc. Heated towel rail.



**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 right hand corner.

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





## OUTSIDE:

Front garden with large parking area for two cars. Drive to **GARAGE**. Enclosed rear garden with artificial grass and patio area. **SHED**.



## BEDROOM ONE

**2.94m x 3.73m** (9'8" x 12'3")

Built-in wardrobes and corner cupboard. Bedhead with incorporating bedside cabinets. Matching fitted dressing table. Radiator. Feature plantation shutters. Upvc double glazed window.



## BEDROOM TWO

**2.59m x 2.00m** (8'6" x 6'7")

Radiator. Feature plantation shutters. Upvc double glazed window.



## CONSERVATORY

**5.46m x 2.74m** (17'11" x 9'0")

Log burner. Radiator. Feature plantation shutters. Upvc double glazed windows. **Upvc doors to the garden.**