



### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



28 HUNGATE LANE, HUNMANBY YO14 0NN



Freehold £168,000

### FEATURES

- \* **Ideal for first time buyers.**
- \* Two bedroom town house.
- \* Located close to the village centre and convenient for most amenities.
- \* Upvc double glazing.
- \* Gas central heating to radiators.
- \* Cavity wall insulation.
- \* Gardens to the front and rear.
- \* Garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating C.**
- \* Viewing is recommended.

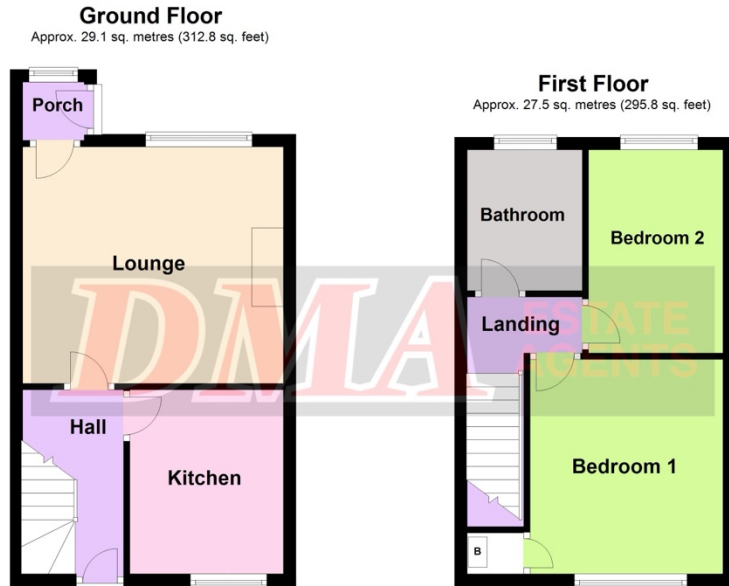
### ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Entrance Porch. Lounge. Kitchen.  
FIRST FLOOR: Two Bedrooms. Bathroom.  
OUTSIDE: Gardens front and rear. Garage.

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**Floor Plan:**



**28 Hungate Lane, Hunmanby**

28 HUNGATE LANE, HUNMANBY

**Upvc Front Door to:**

**ENTRANCE PORCH**

**Door to:**

**LOUNGE**

**4.14m x 3.75m (13'7" x 12'4")**

Freestanding electric fire. Radiator. Upvc double glazed leaded window.



**KITCHEN**

**2.44m x 2.92m (8'0" x 9'7")**

Inset stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Electric ceramic hob with extractor over. Built-in electric oven. Integrated 'fridge. Plumbing for automatic washing machine. Provision for tumble dryer. Radiator. Upvc double glazed window.



**HALL**

Understairs cupboard with space for undercounter freezer. **Rear door.**

/ continued over

## FIRST FLOOR:

### LANDING

Spotlights. Radiator.

### BATHROOM

2.24m x 1.87m (7'4" x 5'6")

Bath with mixer shower over. Handbasin and wc. Tall ladder radiator. Part tiled walls. Upvc double glazed window.



### BEDROOM ONE

3.23m x 3.40m (10'7" x 11'2")

Cupboard housing boiler. Radiator. Upvc double glazed window. **Loft access.**



### BEDROOM TWO

2.29m x 3.23m (7'6" x 10'7")

Radiator. Upvc double glazed window.

## OUTSIDE:

Front garden. Rear garden with patio area and **SHED**. Drive and parking space. **GARAGE** located in block to the rear.



Council Tax Band **A.**

## 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, four public houses and a bowling 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 taking the second turning on the left (Stonegate Garage on the corner). This is Hungate Lane and the property is located on the left hand side.

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