



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
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COMMERCIAL
SALES



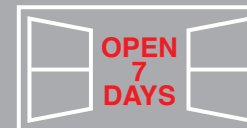
Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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4 HOWES ROAD, HUNMANBY YO14 0NL



Freehold £149,950

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located near the centre of this popular large village.
- * Built by Tarmac homes in the 1970s.
- * Upvc double glazing.
- * Gas central heating.
- * Conservatory.
- * Gardens.
- * Drive to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Door to Entrance Porch. Lounge. Kitchen.
	Two Bedrooms. Bathroom.
OUTSIDE:	Garden front and rear. Drive to garage.

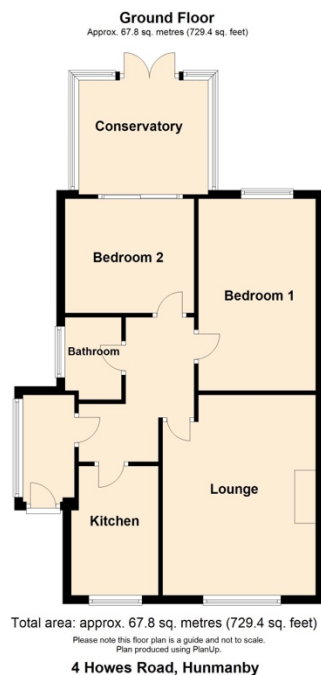
26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

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.

Floor Plan:



DIRECTIONS:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby. As you enter the village take the second turning on the left onto Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Howes Road is the second turning on the left and the property is located on the right side.

Front Door to:

ENTRANCE HALL

Radiator.

KITCHEN

3.04m x 2.05m (10'0" x 6'9")

Inset white sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor hood over. Plumbing for automatic washing machine. Radiator. Upvc double glazed window



LOUNGE

4.72m x 3.35m (15'6" x 11'0")

Coal effect gas fire in fireplace. Two radiators. Upvc double glazed window.

BATHROOM

Bath, handbasin and wc.
Radiator. Upvc double glazed window.



BEDROOM ONE

4.52m x 2.76m (14'10" x 9'1")

Fitted wardrobe with sliding mirror doors. Fitted wardrobe and overhead cupboards.
Radiator. Upvc double glazed window.



BEDROOM TWO

2.69m x 3.04m (8'10" x 10'0")

Radiator.

Sliding Patio Doors to:

CONSERVATORY

2.69m x 3.04m (8'10" x 10'0")

Radiator. Double glazed windows. **French doors to the garden.**



OUTSIDE:

Front garden. Enclosed rear gardens.
SHED. Drive to **GARAGE.**

