



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
www.dmaestateagents.co.uk
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



15 AMBREY CLOSE, HUNMANBY YO14 0LZ



Freehold £220,000

FEATURES

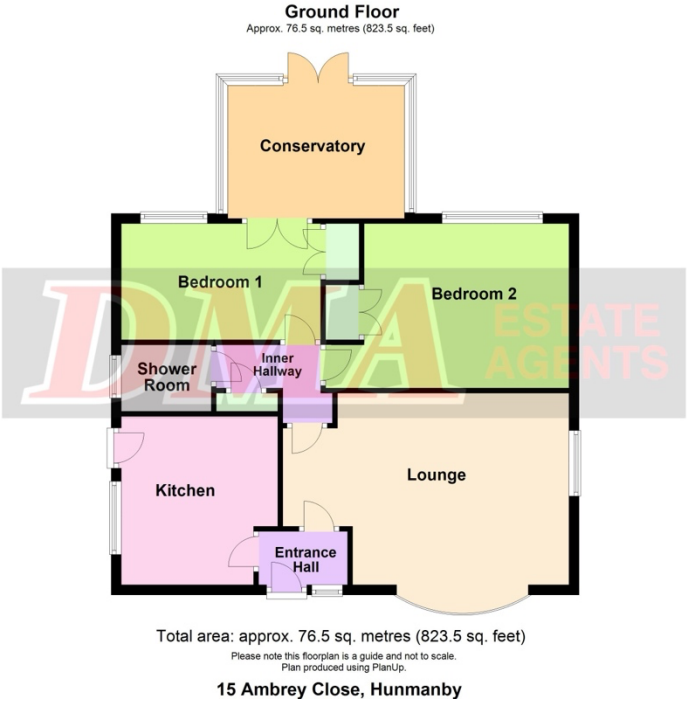
- * Two bedroom detached bungalow.
- * Located on a quiet cul-de-sac.
- * Built by Tarmac Homes in the 1970's.
- * Upvc double glazing.
- * Gas central heating.
- * Shower Room.
- * Conservatory.
- * Long drive to garage.
- * Gardens to the front and rear.
- * **EPC Rating: C.**
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Entrance Hall. Kitchen. Lounge.
	Two Bedrooms. Shower Room. Conservatory.
OUTSIDE:	Front garden. Drive to garage. Rear garden.

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

Floor Plan:





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 at the bottom of the cul-de-sac.

Upvc Front Door to:

ENTRANCE HALL

Radiator.



KITCHEN

3.35m x 2.64m (11'0" x 8'8")

Inset stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall units. Tall larder cupboard. Ceramic hob with extractor hood above. Built-in electric oven. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. Radiator. Upvc double glazed window. ***Upvc side door.***



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

LOUNGE

4.83m x 4.01m (15'10" x 13'2")

Radiator. Small upvc double glazed side window. Upvc double glazed bow window.



SHOWER ROOM

Large shower cubicle with 'Mira' power shower. Handbasin in vanity unit and wc. Tiled walls. Radiator. Upvc double glazed window.



BEDROOM ONE

3.96m x 2.77m (13'0" x 9'1")

Built-in wardrobes. Radiator. Upvc double glazed window.

BEDROOM TWO

3.86m x 3.10m (12'8" x 10'2")

Fitted cupboard. Radiator. Upvc double glazed window.



Upvc French Doors to:



CONSERVATORY

3.12m x 2.64m (10'3" x 8'8")

Laminate flooring. Wall lights. Upvc double glazed windows. **Upvc patio doors to the garden.**

OUTSIDE:

Front garden. Drive to **brick built GARAGE** with light and power. Enclosed rear garden. **SHED.**

