



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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ESTABLISHED 1992



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5 GAP ROAD, HUNMANBY GAP YO14 9QP



Freehold £240,000

FEATURES

- * Suitable for cash buyers only as non standard construction.
- * Two bedroom detached bungalow sat on a large plot with superb views over Filey Bay.
- * Located in a private cul-de-sac close to the sea and beach.
- * Upvc double glazing.
- * Open plan living / kitchen / diner.
- * Utility room.
- * Gardens to the front, side and rear.
- * Land to the side of the property with potential for development (subject to planning).
- * Driveway with parking.
- * Sold with no onward chain.
- * EPC Rating: F.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Door to Utility Room. Open Plan Lounge / Kitchen / Diner. Two Bedrooms. Shower Room.
OUTSIDE:	Gardens to front, side and rear. Raised decked area. Driveway with parking.

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5 GAP ROAD, HUNMANBY GAP

Upvc Door to:

UTILITY ROOM

1.95m x 2.05m (6'5" x 6'9")

Storage cupboards. Plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Upvc double glazed window.

OPEN PLAN LOUNGE / KITCHEN / DINER

LOUNGE / DINER

5.02m x 4.57m (16'6" x 15'0")

Duel fuel fire. Upvc double glazed window. Two upvc double glazed side windows. **Two large front facing upvc double glazed windows with sea views.** *Upvc side door to garden.*



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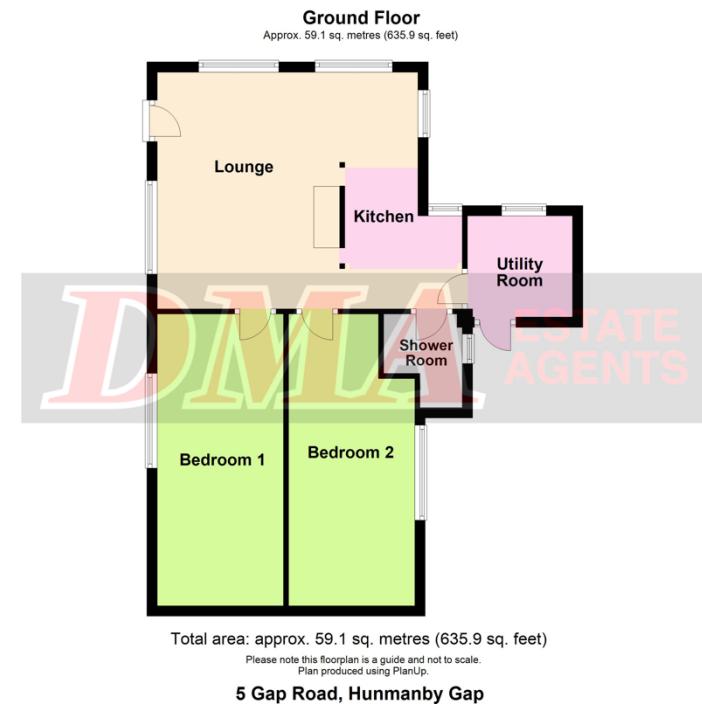


KITCHEN
2.36m x 2.28m (7'9" x 7'6")

Inset cream sink and drainer.
Dual aspect base cupboards with
worktops over. Built-in electric
oven. Electric hob with extractor
hood over. Space for 'fridge /
freezer.



Floor Plan:





BEDROOM ONE

5.66m x 2.43m (18'6" x 8'0")

Handbasin. Modern electric wall mounted heater. Upvc double glazed window. **Loft access.**



BEDROOM TWO

2.43m x 5.63m (8'0" x 18'6")

Handbasin. Modern electric heater. Upvc double glazed window.



SHOWER ROOM

WC. Shower cubicle with Triton electric shower. Wall mounted electric heater.

OUTSIDE:

Driveway with parking. **Good size gardens with potential for development (subject to planning).** Raised decked area. **SHED.**



Council Tax Band: B.

LOCATION:

Hunmanby Gap is a small hamlet just two miles from Hunmanby forming part of the coastline of Filey Bay.

DIRECTIONS:

Head out of Filey on the Muston Road A1039. At the roundabout take the first exit A165 to Bridlington. At the next roundabout (about 3 miles) take the first exit on to Sands Road, signposted Hunmanby Gap. Continue to the end of Sands Road and turn right onto Gap Road. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents