



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

ESTABLISHED 1992



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**DMA**

ESTATE AGENTS



44 STONEGATE, HUNMANBY YO14 0NS



Freehold £165,000

**FEATURES**

- \* Two bedroom semi-detached bungalow.
- \* Recently modernised and decorated throughout.
- \* Located in this popular large village.
- \* Upvc double glazing.
- \* Gas central heating to radiators.
- \* Conservatory.
- \* Gardens to front and rear.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

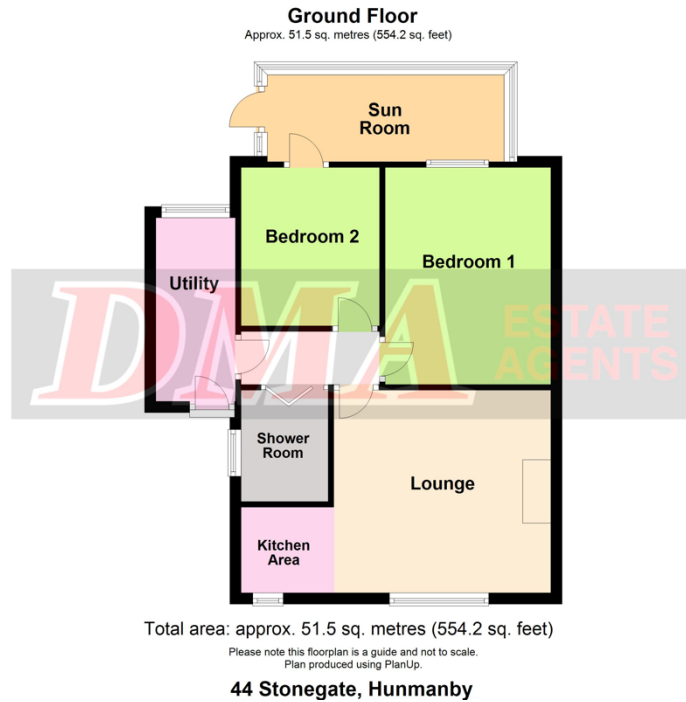
INTERNAL: Front Door to Utility Area. Lounge. Kitchenette. Bathroom.  
Two Bedrooms. Conservatory.

OUTSIDE: Gardens front and rear. Driveway.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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## FLOOR PLAN:



**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 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 and the property is located on the left hand side after the turning for Hungate Lane.

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

## Front Door to:

**UTILITY AREA**  
**3.28m x 1.42m (10'9" x 4'8")**

Inset stainless steel sink. Base cupboard. Plumbing for automatic washing machine. Space for dryer and chest freezer. Radiator. Upvc double glazed window.



## L-SHAPED LOUNGE / KITCHEN AREA

**LOUNGE**      **3.85m x 3.61m (12'8" x 11'10")**

'Living flame' electric fire in new marble surround. Two radiators. 'New' upvc double glazed window.



**Open to:**

**Kitchen Area**  
1.54m x 1.51m (5'1" x 5'0")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Gas cooker with extractor hood above. Wall mounted gas combination boiler. Upvc double glazed window.



**BEDROOM ONE**  
3.87m x 2.95m (12'8" x 9'8")

Radiator. Upvc double glazed window.

**BEDROOM TWO**  
2.83m x 2.67m (9'3" x 8'9")

Radiator. **Upvc double glazed patio door.**



**SUN ROOM**  
4.09m x 2.20m (13'5" x 7'3")

Radiator. Upvc double glazed windows. **Upvc double glazed patio doors to the garden.**



**SHOWER ROOM**

Shower cubicle with mixer shower, handbasin and wc. Chrome ladder radiator. Fully tiled. Inset spotlights. Upvc double glazed window.

**OUTSIDE:**

Front garden. Double wrought iron gates to driveway. Good size rear garden with **SHED and SUMMER HOUSE.**

