



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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57 PRIEST CLOSE, HUNMANBY YO14 0QH



Freehold £369,950

FEATURES

- * Ideal family home.
- * Extended spacious four bedroom detached house.
- * Located in a cul-de-sac in a popular large village.
- * **The property has been extended to provide an en-suite master bedroom together with a modern open plan dining kitchen leading into a family room.**
- * Gas central heating.
- * Upvc double glazing.
- * Large front driveway.
- * Double garage.
- * Enclosed private rear garden.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Kitchen / Family Room. Downstairs WC.
FIRST FLOOR:	Four Bedrooms (one with en-suite). Bathroom.
OUTSIDE:	Large parking area. Double garage. Enclosed south facing rear garden.

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57 PRIEST CLOSE, HUNMANBY

Upvc Front Door to:

ENTRANCE HALL

OPEN PLAN DINING ROOM / KITCHEN / FAMILY ROOM

DINING ROOM

6.60m x 2.97m (21'8" x 9'9")

Light oak Welsh dresser.
Radiator. Upvc double glazed window.



Opening to:

KITCHEN / FAMILY ROOM

6.60m x 3.30m (21'8" x 10'10")

Kitchen

Inset brown sink and drainer. Oak finish base cupboards with worktops over. Matching wall units. Breakfast bar. Range style double gas cooker with large extractor hood above. Plumbing for automatic washing machine. Provision for 'fridge / freezer. Inset spotlights. Radiator. Upvc double glazed window. ***Upvc rear patio doors to the garden.***



/ continued over



Family Room

Wall lights. Radiator. Inset spotlights. **Upvc double glazed patio doors to the garden.**



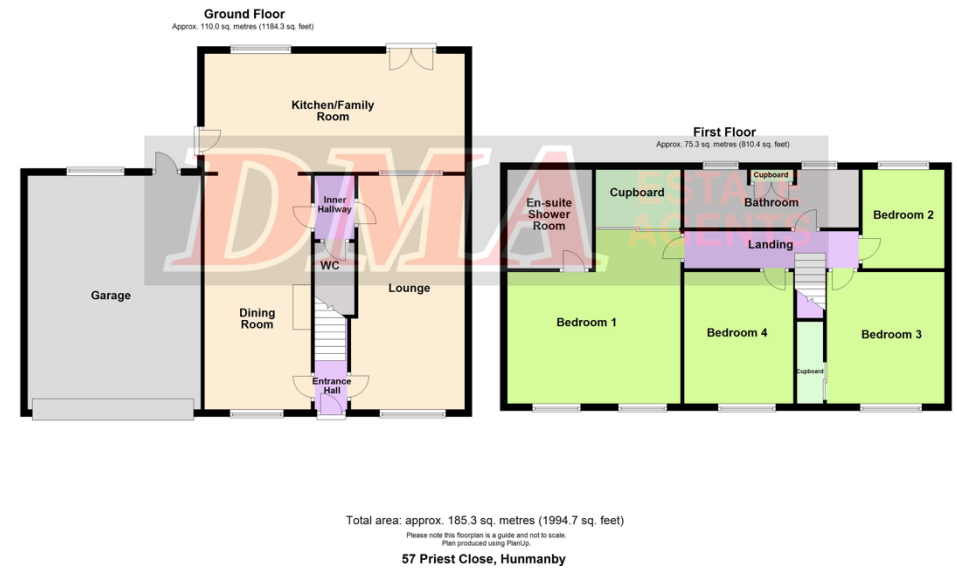
LOUNGE

6.86m x 3.18m (22'6" x 10'5")

Two radiators. Upvc double glazed bow window.

REAR LOBBY

Floor Plan:





Council Tax Band **D.**

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 and health centre, dentists, optician, library, community centre, sub Post Office, Primary School, two churches, a sports and social club together with both bus and train services.

DIRECTIONS:

From the DMA office take the Bridlington road out of Filey. After the Royal Oak crossing, turn right (signposted Hunmanby). Follow the signs into Hunmanby village itself. As you enter the village take the first turning on the right onto Outgait Lane and then the second turning on the left onto Outgait Close. Continue along Outgait Close turning left at the end onto Priest Close. The property is located at the top of the cul-de-sac on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

SEPARATE WC

Handbasin. Extractor fan.



FIRST FLOOR:

LANDING

Two radiators. **Access to loft.**

BEDROOM ONE

4.78m x 3.68m (15'8" x 12'1")

Wall lights. Large walk-in wardrobe with mirrored doors. Inset spotlights. Two upvc double glazed window. **Access to loft.**



ENSUITE

2.46m x 2.36m (8'1" x 7'9")

Steam shower cabin hydro-system with bluetooth massage spa. Handbasin and wc. Spotlights. Tiled walls. Heated towel rail. Upvc double glazed window.



BEDROOM TWO

2.77m x 2.29m (9'1" x 7'6")

Radiator. Upvc double glazed window.



BEDROOM THREE

3.66m x 3.28m (12'0" x 10'9")

Fitted cupboard. Radiator. Upvc double glazed window.



BEDROOM FOUR

3.68m x 3.05m (12'1" x 10'0")

Radiator. Upvc double glazed window.

BATHROOM

'Jacuzzi style' corner bath, handbasin and wc in vanity unit. Inset spotlights. Heated towel rail. Built-in cupboard. Tiled walls. Two upvc double glazed windows.



OUTSIDE:

Block paved drive with space for several cars. Double **GARAGE 6.17m x 4.82m** (20'2" x 15'10") with light and power and remote controlled electric roller door. Enclosed rear garden with large paved area and lawn. Large **TIMBER SHED 3.66m x 3.66m** (12'0" x 12'0") with light and power.

