



**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



6 MUSTON ROAD, HUNMANBY YO14 0JY



**Freehold £400,000**

### FEATURES

- \* Located on this much sought after road on the outskirts of the very popular village of Hunmanby.
- \* Spacious five bedroom semi-detached residence having been fully refurbished and modernised over the last 5 years.
- \* New Roof.
- \* Gas central heating to radiators and underfloor heating on the ground floor.
- \* Large modern family kitchen / dining room.
- \* Upvc double glazing throughout.
- \* Ensuite to master bedroom on the second floor.
- \* **Lovely sea views from the master bedroom.**
- \* Garage and parking for two cars.
- \* Enclosed rear garden.
- \* **Viewing is highly recommended to appreciate what this property has to offer.**

### ACCOMMODATION IN BRIEF

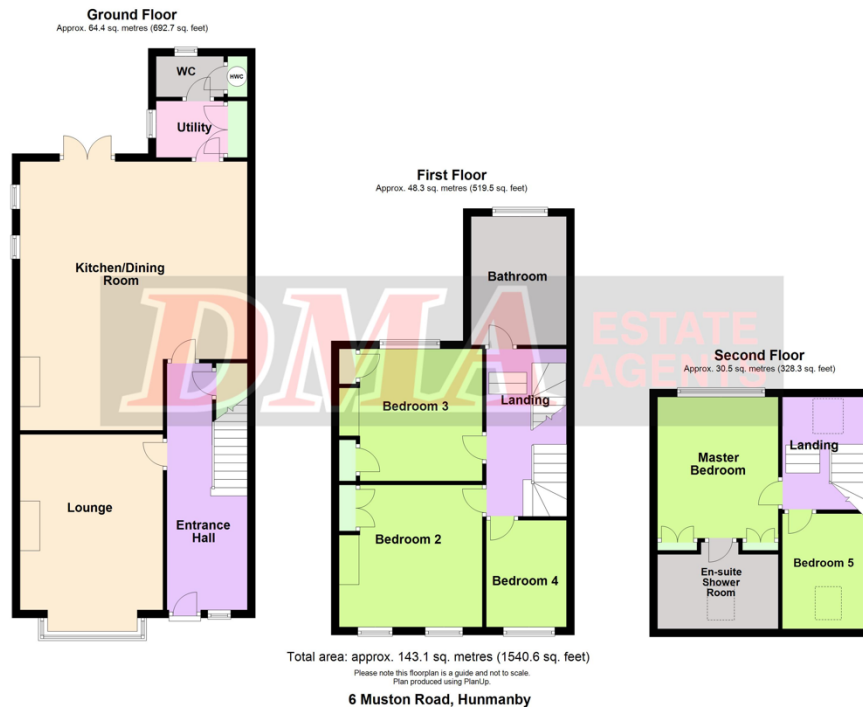
- GROUND FLOOR: Front Door to Entrance Hall. Lounge.  
 Large family Dining Kitchen. Utility Room. Separate WC.
- FIRST FLOOR: Three Bedrooms. Large House Bathroom.
- SECOND FLOOR: Master Bedrooms with Ensuite Shower Room and Fifth Bedroom.
- OUTSIDE: Paved front garden. Driveway to garage. Enclosed rear garden.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



6 MUSTON ROAD, HUNMANBY

## Floor Plan:



### Front Door to:

#### ENTRANCE HALL

Understairs cupboard. Tiled floor.  
Feature radiator.



#### LOUNGE

3.60m x 4.41m into bay (11'10" x 14'6" into bay)

Feature exposed brick fireplace with tiled hearth. Picture rail. Radiator. Large upvc double glazed bay window.



#### OPEN PLAN FAMILY KITCHEN / DINER

**LIVING AREA**  
3.60m x 3.60m (11'10" x 11'10")

Exposed brick fireplace with open fire and tiled hearth.



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## DINING AREA

3.07m x 3.07 (10'1" x 10'1")

Inset spotlights. Two upvc double glazed tall windows. 'Lantern' window. **Upvc double glazed patio doors to the garden.**



Council Tax Band C.

## KITCHEN

4.74m x 2.59 (15'7" x 8'6")

New kitchen comprising. Inset 'Belfast' style sink and drainer. Excellent range base cupboards with marble worktops over. Matching wall units. Large island breakfast bar. Five burner gas hob with extractor hood above. Built-in double electric eye-level oven. Integrated 'fridge / freezer and dishwasher.



## 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 out of Filey and turn right at the roundabout on the main A165 road. Take the first left into Muston village and turn left again opposite the Ship Inn signposted Hunmanby. Continue out of Muston to Hunmanby and the property is located on the left hand.

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

**ENSUITE SHOWER ROOM**

**2.18m x 3.04m** (7'2" x 10'0")

Shower cubicle with rain shower. Handbasin and wc. Fully tiled walls and floor. Radiator. 'Velux' window.



**BEDROOM FIVE**

**2.18m x 3.04m** (7'2" x 10'1")

Radiator. 'Velux' window.



**OUTSIDE:**

Paved front garden. Drive to **GARAGE**. Large enclosed rear garden. Patio area.



**UTILITY ROOM**

**1.72m x 1.42m** (5'8" x 4'8")

Inset 'Belfast' style sink. 'New Base' cupboards with marble worktop over. Upvc double glazed window.



**CLOAKROOM**

Handbasin and wc. Cupboard housing hot water cylinder. Part tiled walls. Upvc double glazed window.

**FIRST FLOOR:**

**LANDING**

Radiator.

**BEDROOM THREE**

**2.74m x 2.74m** (9'0" x 9'0")

Two built-in cupboards. Panelled feature wall. Radiator. Upvc double glazed window.



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**BEDROOM TWO**

**3.30m x 3.63m** (10'10" x 11'11")

Built-in cupboard. Built-in desk. Radiator. Two upvc double glazed windows.



**BEDROOM FOUR**

**2.03m x 2.69m** (6'8" x 8'10")

Radiator. Upvc double glazed window.



**BATHROOM**

**2.92m x 3.22m** (7'9" x 10'7")

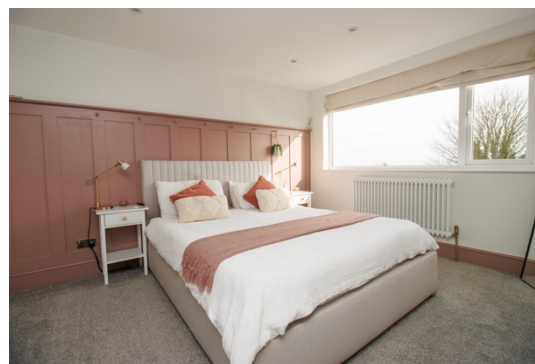
Handbasin and wc. Inset spotlights. Upvc double glazed window.



**SECOND FLOOR:**

**LANDING**

'Velux' window.



**MASTER BEDROOM**

**3.12m x 3.55m** (10'3" x 11'8")

Inset spotlights. Radiator. **Upvc double glazed window with sea views.**

