



#### 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



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**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



41 SANDS LANE, HUNMANBY YO14 0LT



**Freehold £207,000**

#### FEATURES

- \* Well presented fully refurbished two bedroom semi-detached bungalow.
- \* **Sold fully furnished.**
- \* Located on the outskirts of this popular large village.
- \* Modern kitchen and bathroom.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Gardens to front and rear.
- \* Drive to garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating D.**
- \* Viewing is highly recommended.

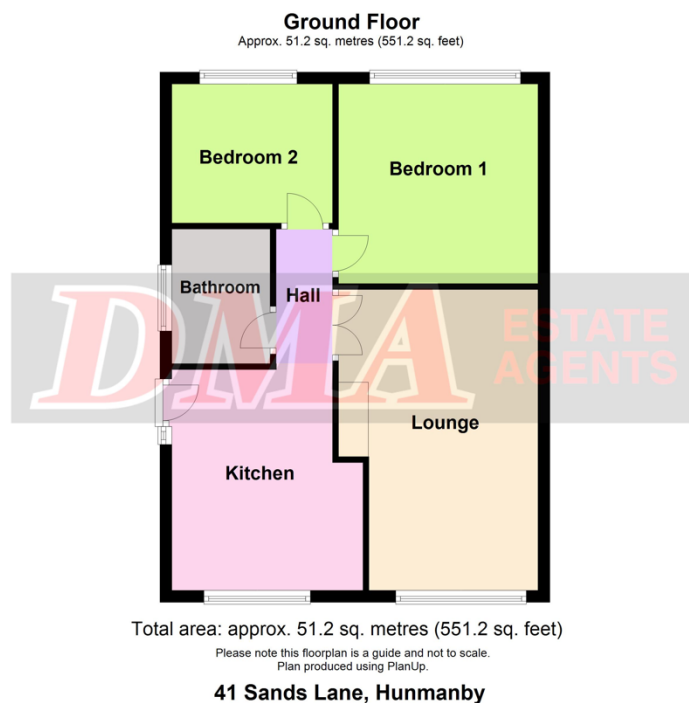
#### ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Kitchen. Lounge. Two Bedrooms. Bathroom.
OUTSIDE:	Gardens to front and rear. Drive to garage.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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## Floor Plan:



**Council Tax Band**      **B.**

## 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:

From Filey take the Bridlington Road out of town. Turn right just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate Lane then immediately first left (Stonegate Garage on the corner) onto Fountayne Road. Continue along Fountayne Road until the road forks then bear left onto Grimston Road. Turn left at the junction with Sands Lane and the property is located on the left hand side.

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

## ***Upvc Double Glazed Side Door to:***

### **KITCHEN**

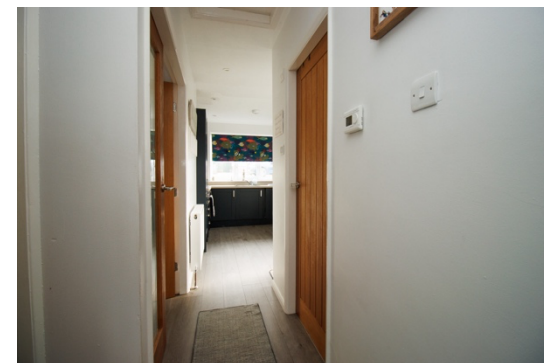
**2.92m x 3.70m (9'7" x 12'2")**

New kitchen comprising. Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall units. Electric hob with extractor hood above. Built-in electric oven. Automatic washing machine. Integrated 'fridge and dishwasher. Cupboard housing gas combination boiler. Inset spotlights. Radiator. Upvc double glazed window.



### **INNER HALL**

***Loft access.***



## LOUNGE

5.05m x 3.12m (16'7" x 10'3")

Electric 'living flame' fire in modern surround with marble back and hearth. Radiator. Upvc double glazed window.



## BATHROOM

'P' shaped bath with 'Mira' shower over. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.



## BEDROOM ONE

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

Radiator Upvc double glazed window.



## BEDROOM TWO

2.43m x 2.74m (8'0" x 9'0")

Radiator. Upvc double glazed window.

## OUTSIDE:

Front garden. Drive to **GARAGE** with electric light and power. Enclosed rear garden.

