



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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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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21 HARBOROUGH CLOSE, HUNMANBY YO14 0NA



Freehold £225,000

FEATURES

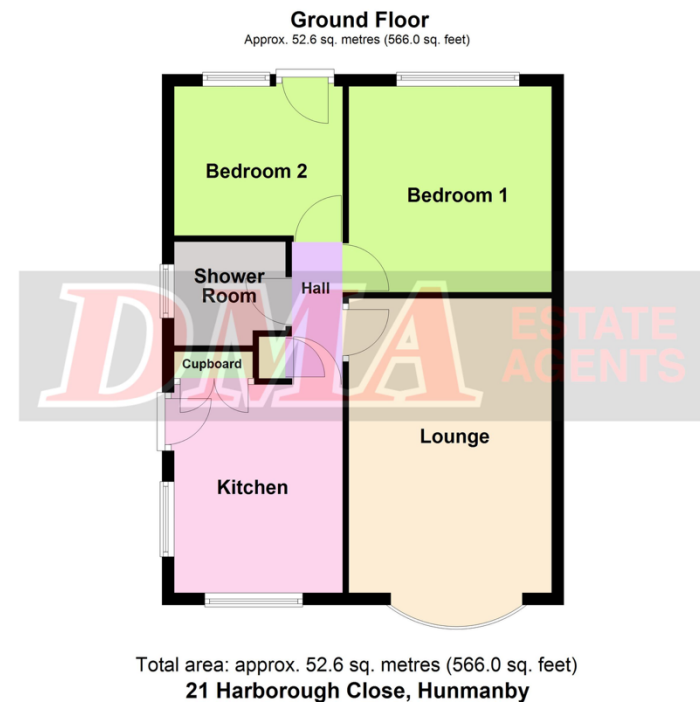
- * Two bedroom detached bungalow.
- * Located in a quiet cul-de-sac close to the centre of this popular large village.
- * Built by 'Tarmac Homes' in the early 1970's.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Modern kitchen.
- * Shower room.
- * Front garden.
- * Drive to garage.
- * Enclosed rear garden.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Door to Kitchen. Lounge. Inner Hall. Two Bedrooms. Shower Room.
OUTSIDE:	Gardens to front and rear. Driveway to garage.

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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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village and at the centre of the village take the road to Bridlington. Turn first left after the post office onto Fountayne Road and Harborough Close is the second turning on the right. The property is located right at the bottom of the cul-de-sac on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Double Glazed Side Door to:

KITCHEN

2.79m x 3.45m (9'2" x 11'4")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Provision for undercounter 'fridge and freezer. Plumbing for automatic washing machine. Built-in cupboards. Spotlights. Radiator. Two upvc double glazed windows.



HALLWAY

Cupboard housing combination boiler. ***Loft access.***

LOUNGE

3.35m x 4.87m (11'0" x 16'0")

Feature fireplace with inset log effect fire. Radiator with decorative cover. Upvc double glazed bow window.



SHOWER ROOM

1.67m x 1.98m (5'6" x 6'6")

Large walk-in shower with screen. Handbasin and wc in vanity unit. Fully tiled walls. Chrome towel radiator. Upvc double glazed window.



OUTSIDE:

Low maintenance south facing front garden. Drive to **GARAGE 3.04m x 5.48m (10'0" x 18'0") with electric light and power.** Enclosed rear garden. **SHED. SUMMER HOUSE.**



BEDROOM TWO / DINING ROOM

2.79m x 2.64m (9'2" x 8'8")

Fitted wardrobes with sliding mirror doors. Radiator with decorative cover. Upvc double glazed window. **Upvc double glazed rear door.**



BEDROOM ONE

3.35m x 3.40m (11'0" x 11'2")

Radiator. Upvc double glazed window.

