



### 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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**DMA** ESTATE  
AGENTS

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Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
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52 BRIDLINGTON STREET, HUNMANBY YO14 0LW



Freehold £269,950

### FEATURES

- \* Large double fronted three bedroom semi-detached house.
- \* Located in Hunmanby's village centre.
- \* Refurbished with new kitchen, bathrooms, electric's and gas central heating.
- \* Upvc double glazed windows.
- \* Parking for two cars to the rear.
- \* Small rear garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: E.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Kitchen and Dining Room. Lounge. Study. Utility Room. Separate WC.
FIRST FLOOR:	Three Bedrooms (one with Ensuite Shower Room). Bathroom.
OUTSIDE:	Rear yard. Small rear garden. Large outside store. Parking for two cars at the rear.

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)



52 BRIDLINGTON STREET, HUNMANBY

**Front Door to ENTRANCE PORCH**

**LARGE DINING KITCHEN**

**Kitchen Area**

**4.57m x 3.30m** (15'0" x 10'10")

Inset white sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Provision for 'fridge / freezer. Integrated dishwasher. 'Logik' stove with extractor hood over. Breakfast bar. Inset spotlights. Radiator. Upvc double glazed window.



**Dining Area**

**4.57m x 3.96m** (15'0" x 13'0")

Multi-fuel fire. Feature exposed beams. Radiator. Upvc double glazed window.



*/ continued over*

### LOUNGE

4.26m x 3.91m (14'0" x 12'10")

Multi-fuel fire. Feature exposed beams. Deep understairs cupboard. Radiator. Upvc double glazed window.



### STUDY

2.59m x 2.13m (8'6" x 7'0")

Inset spotlights. Radiator. Two small upvc double glazed windows.

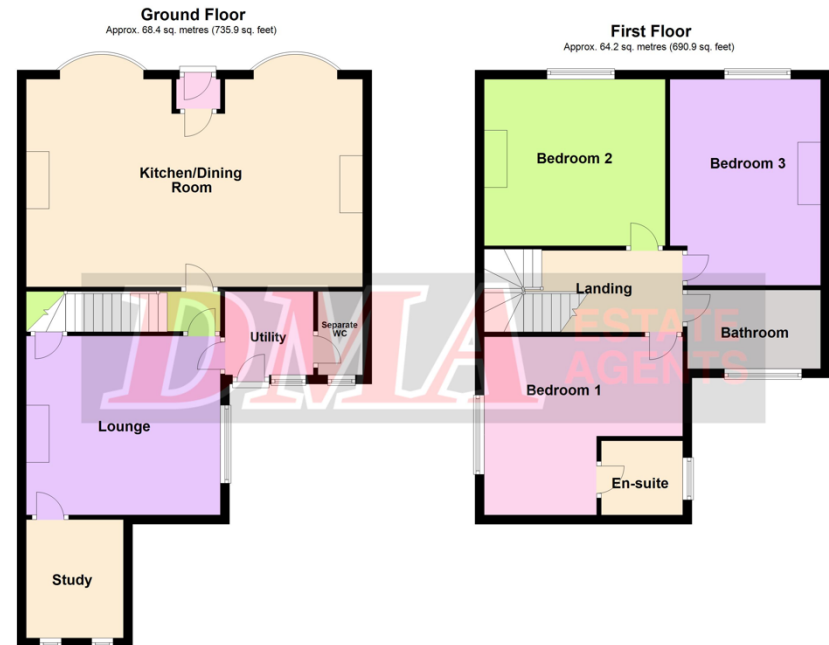
### UTILITY ROOM

1.93m x 1.82m (6'4" x 6'0")

Stainless steel sink. Base cupboard with worktop over. Upvc double glazed window. **Upvc rear door.**



### Floor Plan:



Total area: approx. 132.6 sq. metres (1426.8 sq. feet)  
52 Bridlington Street, Hunmanby



**Council Tax Band**            **C.**

**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. At the centre of the village take the road to Bridlington and the property is located on the right hand side, just after the Co-op.

**SEPARATE WC**  
**0.83m x 1.80m (2'9" x 5'11")**

Handbasin. Chrome ladder towel rail. Upvc double glazed window.



**FIRST FLOOR:**



**LANDING**

Upvc double glazed window.  
**Loft access.**

**BEDROOM ONE**

**4.34m max x 3.96m**  
**(14'3" max x 13'0")**

Radiator. Upvc double glazed window.



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

### ENSUITE

1.27m x 2.18m (4'2" x 7'2")

Large shower cubicle. Handbasin in vanity unit and wc. Radiator. Upvc double glazed window.



### BATHROOM

Bath with shower over and screen. Handbasin and wc in vanity unit. Inset spotlights. Chrome ladder radiator. Upvc double glazed window.



### BEDROOM TWO

4.52m x 3.20m (14'10" x 10'6")

Radiator. Upvc double glazed window.



### OUTSIDE:

Rear yard. Small rear garden laid to lawn. Large **BRICK STORE** housing the gas combination boiler. Parking to the rear for two cars.



### BEDROOM THREE

4.34m x 3.65m (14'3" x 12'0")

Radiator. Upvc double glazed window.

