



#### 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



18 FOUNTAYNE ROAD, HUNMANBY YO14 0LU



Freehold £219,950

#### FEATURES

- \* Two bedroom detached bungalow.
- \* Built by Tarmac Homes in the 1970's.
- \* Conveniently located for the village centre and amenities.
- \* Gas central heating.
- \* Upvc double glazed windows.
- \* Good sized rear garden.
- \* Brick built garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is recommended.

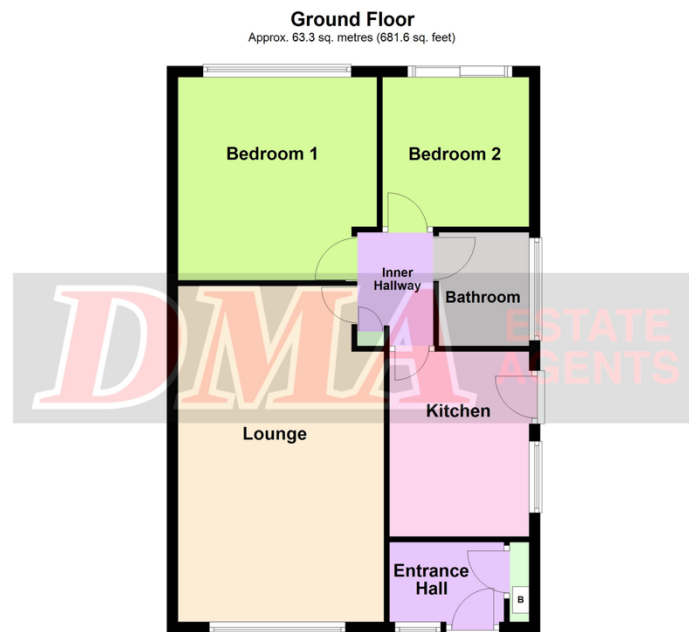
#### ACCOMMODATION IN BRIEF

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| INTERNAL: | Upvc Front Door to Entrance Hall. Lounge. Inner Hall. Kitchen. Two Bedrooms. Bathroom. |
| OUTSIDE:  | Front garden. Drive to brick built garage. Good size rear garden.                      |

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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 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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village. As you enter the village take the second turning on the left onto Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). The property is located on the left hand side just after the turning for Grimston Road.

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

18 FOUNTAYNE ROAD, HUNMANBY

### Upvc Front Door to:

**ENTRANCE HALL**  
2.08m x 1.45m (6'10" x 4'9")

Cupboard housing gas combination boiler. Radiator.



### LOUNGE

5.89m x 3.73m (19'4" x 12'3")

Electric 'coal effect' fire in feature fireplace with marble surround. Dado rail. Wall lights. Two radiators. Upvc double glazed bow window.



### INNER HALL

Cupboard. Radiator. **Loft access.**

/ continued over



## KITCHEN

**3.35m x 2.54m** (11'10" x 8'4")

Inset stainless steel sink, drainer and vegetable drainer. Tiled floor. Range of base cupboards with worktop over. Matching wall cupboards. Gas hob with extractor hood over. Built-in double electric oven. Integrated 'fridge and dishwasher. Tall larder cupboard. Plumbing for automatic washing machine. Breakfast bar. Upvc double glazed window. **Upvc rear door.**



## BEDROOM ONE

**3.61m x 3.35m** (11'10" x 11'0")

Radiator. Upvc double glazed window.



## BEDROOM TWO

**2.97m x 2.72m** (9'9" x 8'11")

Radiator. Upvc double glazed sliding patio doors.



## BATHROOM

**2.06m x 1.63m** (6'9" x 5'4")

Bath, handbasin and wc. Chrome towel radiator. Tall cupboard. Tiled walls and floor. Upvc double glazed window.



## OUTSIDE:

Front garden. Drive to brick built **GARAGE**. Good size rear garden.

