



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.
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- * 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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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18 STONEGATE, HUNMANBY YO14 0NS



Freehold £195,000

FEATURES

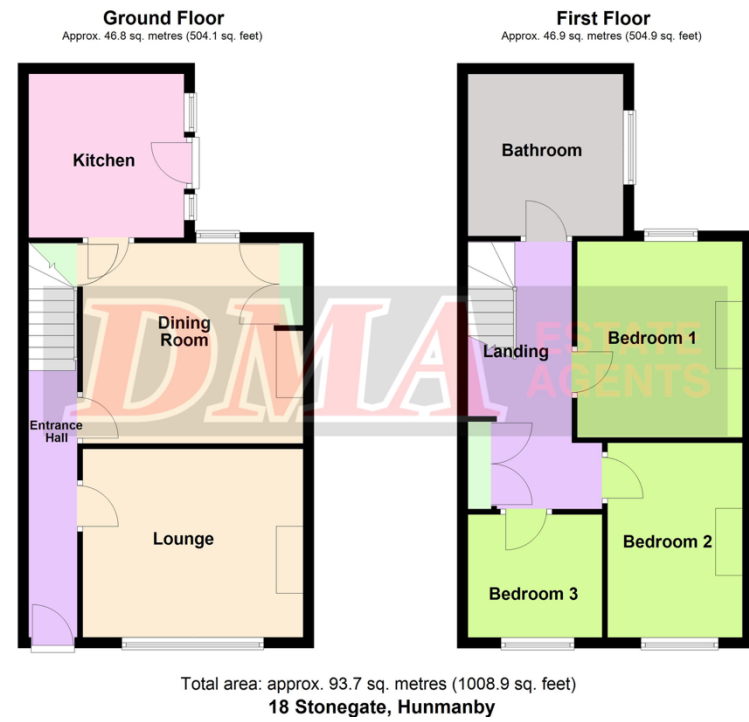
- * Characterful three bedroom semi-detached period cottage.
- * Located close to Hunmanby village centre.
- * Period features including traditional and quarry tiled floors.
- * Gas central heating.
- * Sealed unit double glazing in timber frames.
- * Private rear garden.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Dining Room. Kitchen.
FIRST FLOOR: Hall. Three Bedrooms. Bathroom.
OUTSIDE: Enclosed rear garden.

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Floor Plan:



OUTSIDE:

Enclosed rear garden. **SHED.**



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 continuing up Stonegate after the turning for Hungate Lane. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

18 STONEGATE, HUNMANBY

Front Door to:

ENTRANCE HALL

Tiled floor. Radiator.



LOUNGE

4.08m x 3.50m (13'5" x 11'6")

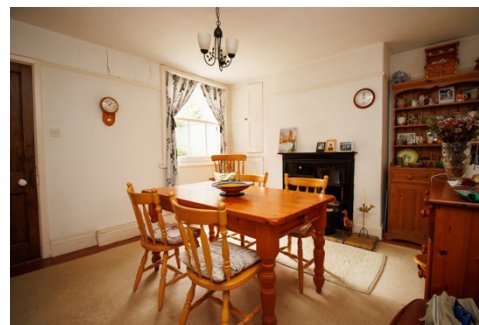
Wooden fireplace with cast iron surround and inlaid tiles. Radiator. Double glazed sash window.



DINING ROOM

3.73m x 3.65m (12'3" x 12'0")

Period cast iron range. Built-in cupboard housing central heating boiler. Understairs cupboard. Quarry tiled floor. Radiator. Wooden sash window.



/ continued over

KITCHEN

2.99m x 2.89m (9'10" x 9'6")

Deep 'Belfast' sink. Farmhouse style cupboards with wooden worktops over. Matching wall cupboards. Electric cooker point. Plumbing for automatic washing machine. Provision for 'fridge. Tiled floor. Two upvc double glazed sash windows. **Stable door.**



FIRST FLOOR:

LANDING

Built-in cupboards. **Loft access.**

BATHROOM

3.04m x 2.89m (10'0" x 9'6")

Shower cubicle with 'Mira' mixer shower. Bath, handbasin and wc. Wooden floor. Radiator. Double glazed sash window. **Loft access.**



BEDROOM ONE

3.50m x 3.68m (11'6" x 12'1")

Wooden floor. Radiator. Double glazed sash window.



BEDROOM TWO

3.37m x 2.51m (11'1" x 8'3")

Radiator. Double glazed sash window.



BEDROOM THREE

2.69m x 2.28m (8'10" x 7'6")

Radiator. Double glazed sash window.