



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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ESTABLISHED 1992



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8 STONEGATE, HUNMANBY YO14 0NS



Freehold £269,950

FEATURES

- * Individual two bedroom detached dormer bungalow.
- * Located in the centre of this popular large village.
- * Convenient for the shops and most local amenities.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern fitted dining kitchen and shower room plus en-suite bathroom.
- * Block paved drive to large brick garage.
- * Private garden.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Door to Entrance Porch. Dining Kitchen. Lounge. Bedroom. Shower Room. Utility Room.
FIRST FLOOR:	Large bedroom with en-suite.
OUTSIDE:	Front garden. Side garden. Block paved drive to large brick built garage.

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Upvc Front Door to:

ENTRANCE PORCH

Tiled floor. Upvc double glazed window. **Upvc double glazed door to:**



DINING KITCHEN

6.19m x 2.56m (20'4" x 8'5")

Inset stainless steel sink and drainer. Good range of modern base cupboards with new marble effect work tops over. Matching wall cupboards. Integrated dishwasher and 'fridge / freezer. Induction hob. Built-in eye level oven and microwave. Oak island. Larder cupboard. Oak beams. Laminate flooring. Three upvc double glazed windows.



LOUNGE

3.96m plus bay x 3.50m (13'0" plus bay x 11'6")

Log burner. Upvc double glazed window. Upvc double glazed bay window. **Door to side entrance porch.**



PORCH

Tiled floor. Upvc double glazed window. **Upvc door.**



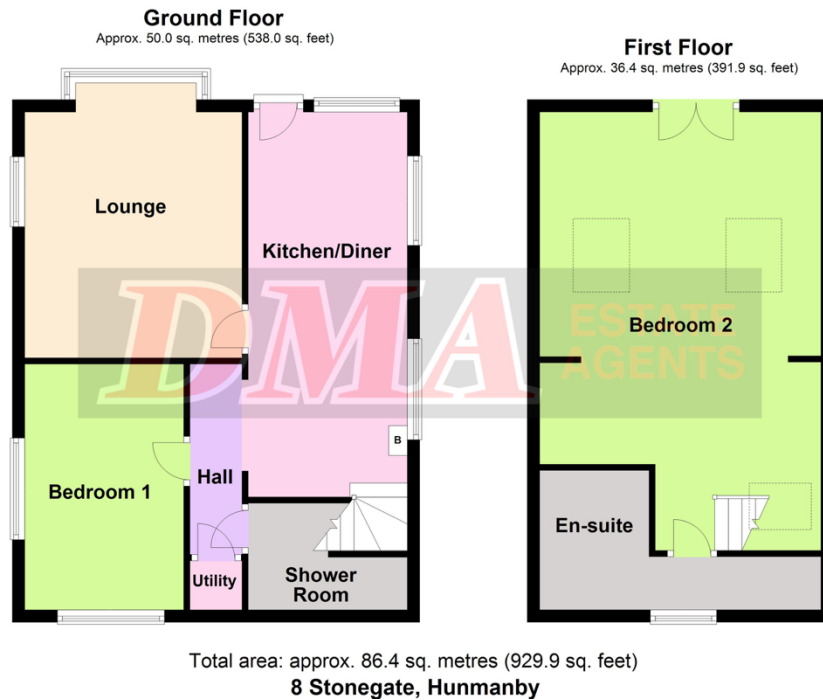
BEDROOM ONE

3.96m into wardrobes x 2.56m
(13'0" into wardrobes x 8'5")

Fitted wardrobes with sliding doors. Tall white modern radiator. Two upvc double glazed windows.



FLOOR PLAN:



SHOWER ROOM

Shower cubicle with electric shower. Handbasin and wc. Inset spotlights. Extractor fan. Modern radiator. Upvc double glazed windows.



HALLWAY

Utility cupboard with plumbing for automatic washing machine.

Stairs to:

FIRST FLOOR

BEDROOM TWO

6.88m max x 4.54m into eaves
(22'7" max x 14'11" into eaves)

Inset spotlights. Radiator. Three 'Velux' windows. **Upvc patio doors to Juliette balcony.**





ENSUITE BATHROOM

Soap dish bath, handbasin in vanity unit and wc with concealed cistern. Inset spotlights. Upvc double glazed window.



OUTSIDE:

Front and side gardens. **Block paved drive to large brick and tiled GARAGE 4.82m x 4.14m (15'10" x 13'7")** with light and power and deep 'Butlers' sink.



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.

Council Tax Band **C.**

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 at the top of Stonegate.

Viewing strictly by appointment only through DMA Estate Agents