



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



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109 STONEGATE, HUNMANBY YO14 0PU



Freehold £195,000

FEATURES

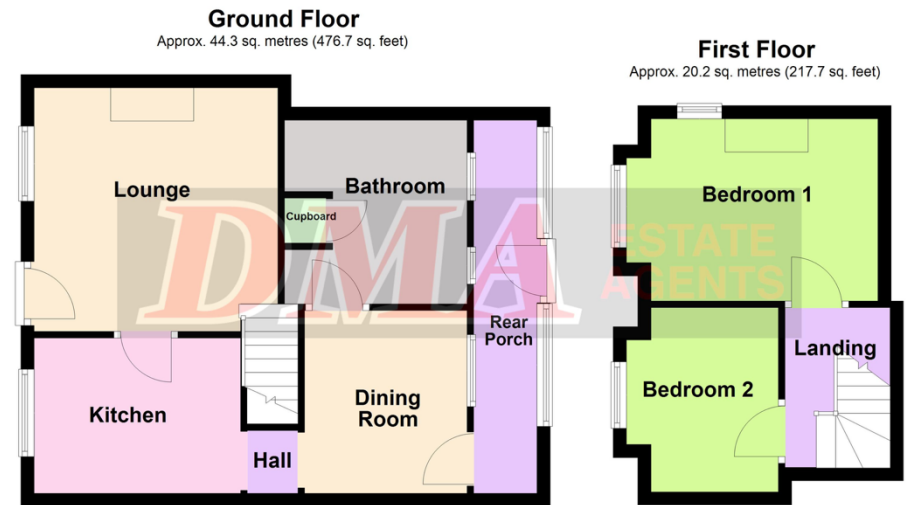
- * Well presented two bedroom detached double fronted character cottage.
- * Located in the heart of this popular large village.
- * Many original features.
- * Modern Kitchen and Bathroom.
- * Upvc double glazed windows.
- * Gas central heating.
- * New boiler (March 2025).
- * Rear porch.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Lounge. Kitchen. Dining Room. Bathroom. Rear Porch.
FIRST FLOOR:	Two Bedrooms.
OUTSIDE:	Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 64.5 sq. metres (694.4 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

109 Stonegate, Hunmanby

BEDROOM TWO

2.27m x 2.59m (7'5" x 8'6")

Feature radiator. Exposed beams. Upvc double glazed window.



OUTSIDE:

Enclosed rear garden with decked area. **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:

From the DMA office take the Bridlington road out of Filey. After the Royal Oak crossing, turn right (signposted Hunmanby). Follow the signs into Hunmanby village onto Stonegate and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

LOUNGE

3.65m x 3.25m (12'0" x 10'8")

Log burner in natural brick surround with oak beam over. Natural stone floor. Exposed beams. Built-in cupboard in alcove. Feature radiator. Upvc double glazed window.



Door to:

KITCHEN

3.09m x 2.31m (10'2" x 7'7")

Deep 'Belfast' sink. Modern base cupboards with wood worktops over. Range of wall cupboards. Five burner 'Range Master' cooker. New gas central heating boiler (installed March 2025). Spotlights. Natural stone floor. Exposed beams. Upvc double glazed window.



DINING ROOM

2.76m x 2.46m (9'1" x 8'1")

Natural stone floor. Feature radiator. Upvc double glazed window. **Upvc double glazed door to Rear Porch.**



BATHROOM

2.77m x 2.77m (9'1" x 9'1")

Roll top slipper bath with claw feet and tap shower attachment. Shower cubicle. Handbasin in vanity unit and wc. Airing cupboard. Spotlights. Stainless steel ladder towel radiator. Natural stone floor. Two upvc double glazed windows.



REAR PORCH

5.62m x 0.95m (18'5" x 3'1")

Plumbing for automatic washing machine and dryer. Upvc double glazed windows. **Upvc double glazed door to the garden.**



FIRST FLOOR:



LANDING

BEDROOM ONE

3.69m x 2.75m (12'1" x 9'0")

Built-in wardrobe. Feature radiator. Exposed beams. Upvc double glazed window.

