



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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COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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3 BAYES ROW, HUNMANBY YO14 0LJ



Freehold £199,950

FEATURES

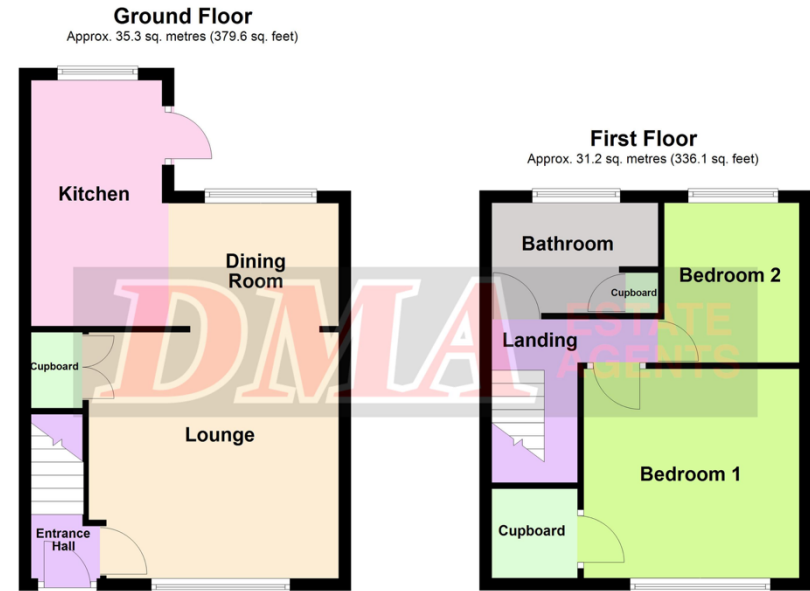
- * Tastefully decorated and modernised two bedroom town house.
- * Conveniently located in the heart of this popular large village.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Gardens to the front and rear.
- * Garage and parking.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Open Plan Lounge / Kitchen Diner.
FIRST FLOOR: Two Bedrooms. Bathroom.
OUTSIDE: Gardens to front and rear. Garage and parking (including extra land housing a bin store).

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

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

3 Bayes Row, Hunmanby



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, 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:

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 itself and the property is located in a row of terraces on the right hand side just after the turning for Bowling Green Lane.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Radiator.



OPEN PLAN LOUNGE / KITCHEN / DINER



LOUNGE
4.34m x 3.50m (14'3" x 11'6")

Large understairs cupboard. Wall lights. Laminate floor. Radiator. Upvc double glazed window.



Opening to:

KITCHEN / DINER

4.57m x 4.03m (15'0" x 13'4")

Inset sink and drainer. Base units with marble effect worktops over. Matching wall cupboards. Electric hob with chrome and glass extractor hood over. Built-in electric oven. Integrated washing machine, dishwasher and 'fridge and freezer. Spotlights. Laminate floor. Radiator. Upvc double glazed window.



FIRST FLOOR:

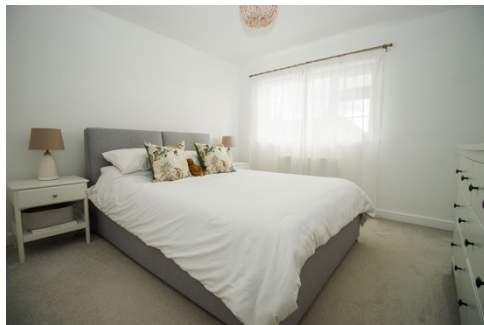
LANDING

Boarded loft with electric light.

BEDROOM ONE

3.53m x 3.42m (11'7" x 11'3")

Large built-in cupboard housing central heating boiler (fitted 2021). Radiator. Upvc double glazed window.



BEDROOM TWO

2.56m x 3.63m (8'5" x 11'11")

Radiator. Upvc double glazed window.



BATHROOM

2.54m x 1.87m (8'4" x 6'2")

Bath with shower over. Handbasin and wc in vanity unit. Part tiled walls. Storage cupboard. Spotlights. Chrome towel radiator. Upvc double glazed window.



OUTSIDE:

Front garden. GARAGE 1.77m x 3.20m (22'6" x 10'6"). Rear garden with raised deck area and slate patio. Extra land housing bin store.

