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## 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  
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**DMA** ESTATE  
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Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992

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**DMA** ESTATE  
AGENTS



1 HOWES ROAD, HUNMANBY YO14 0NL



Freehold £245,000

#### FEATURES

- \* Well presented corner sited two bedroom detached bungalow.
- \* Located near the centre of this popular large village.
- \* Built by Tarmac homes in the 1970s.
- \* Upvc double glazing.
- \* Gas central heating.
- \* Upvc soffits and facias.
- \* Conservatory.
- \* Front garden and good size private rear garden.
- \* Drive to garage.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

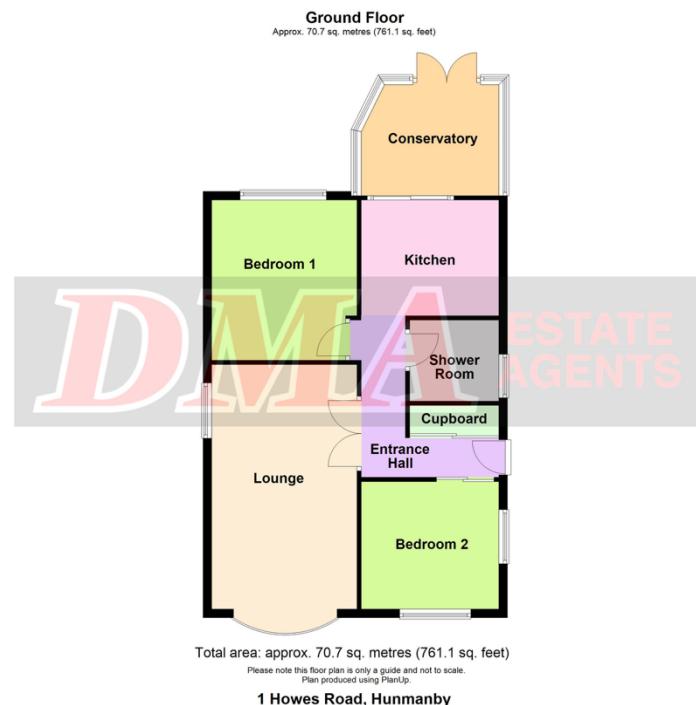
#### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Side Door to Hall. Lounge. Kitchen. Conservatory. Two Bedrooms. Shower Room.

OUTSIDE: Front and side gardens. Drive to garage. Enclosed rear garden.

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





Council Tax Band

C.

#### 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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby. 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). Howes Road is the second turning on the left and the property is located immediately on your left.

#### Composite Side Door to:

#### ENTRANCE HALL

Coats cupboard housing water meter with sliding mirror doors. Radiator. **Access to boarded loft with light.**



#### BEDROOM TWO

3.17m x 2.94m (10'5" x 9'8")

Radiator. Two upvc double glazed windows.



#### LOUNGE / DINER

5.66m x 3.35m (18'7" x 11'0")

Radiator. Upvc double glazed window. Large upvc double glazed bow window.

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

/ continued over



**BEDROOM ONE**

**3.35m x 3.70m (11'0" x 12'2")**

Radiator. Upvc double glazed window.



**KITCHEN**

**2.97 x 2.89m (9'9" x 9'6")**

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Eye level electric oven. Induction hob with extractor hood over. Integrated automatic washing machine, dishwasher and microwave. Inset spotlights. Underfloor heating.



**Upvc Sliding Doors to:**

**CONSERVATORY**

**2.56m x 3.04m (8'5" x 10'0")**

Wall mounted electric heater. Upvc double glazed windows. **Upvc double glazed doors to garden.**



**SHOWER ROOM**

**2.05m x 1.65m (6'9" x 5'5")**



Quadrant shower cubicle. Handbasin in vanity unit. WC with concealed cistern. Inset spotlights. Part tiled walls. Modern chrome ladder radiator. Upvc double glazed window.

**OUTSIDE:**

Low maintenance front and side garden. Drive to **GARAGE** with electric roller door **5.30m x 2.54m (17'5" x 8'4")** with light and power and utility area with provision for freezer and tumble dryer. Enclosed low maintenance rear garden with artificial lawn and patio. **SHED.**

