



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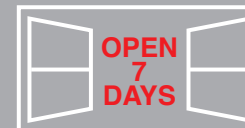
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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13 CHERRY ROAD, HUNMANBY YO14 0LQ



Freehold £174,950

FEATURES

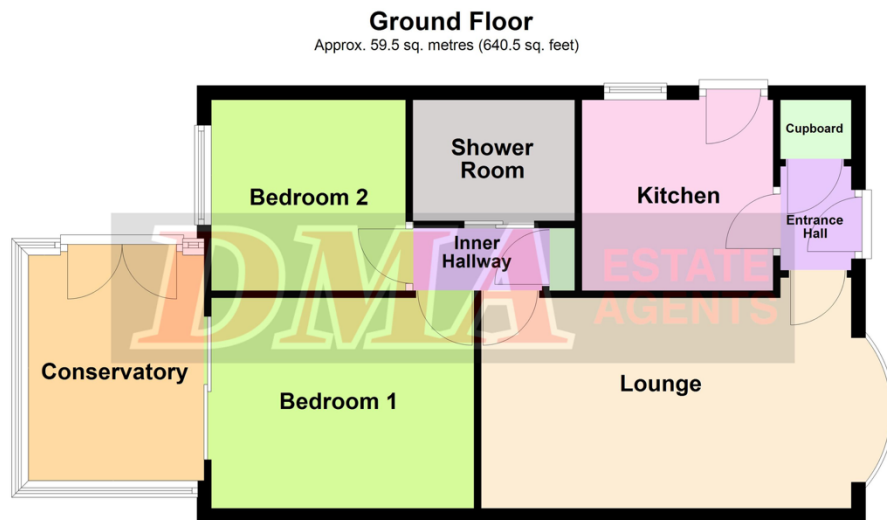
- * Two bedroom semi-detached bungalow.
- * Located in a quiet cul-de-sac in this popular large village.
- * Electric night storage heaters (gas supply to property).
- * Upvc double glazing.
- * Wet room.
- * Conservatory.
- * Front and rear gardens.
- * Driveway to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Entrance Hall. Lounge. Kitchen.
OUTSIDE:	Two Bedrooms. Wet Room. Conservatory. Gardens to front and rear. Drive to garage.

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



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

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

13 Cherry Road, 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.

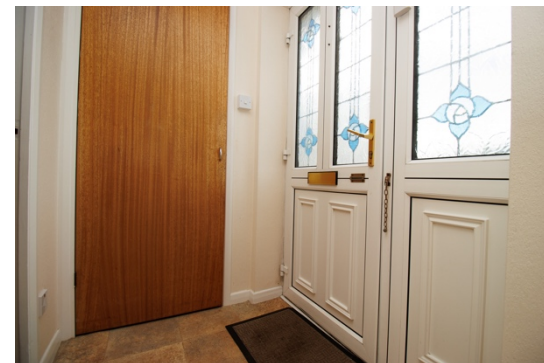
DIRECTIONS:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village. 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). Take the first left onto Constable Road and Cherry Road is the first turning on the left. The property is located in the cul-de-sac to the left.

Viewing strictly by appointment only through DMA Estate Agents

13 CHERRY ROAD, HUNMANBY

Upvc Front Door to:



ENTRANCE HALL

Built-in cupboard.

KITCHEN

2.66m x 2.66m (8'9" x 8'9")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Inset eye level double electric oven. Inset hob with extractor hood over. Plumbing for automatic washing machine. Electric wall mounted storage heater. Upvc double glazed window.



LOUNGE

2.94m x 5.18m (9'8" x 17'0")

Built-in electric coal effect fire in brick surround. Electric wall mounted storage heater. Upvc double glazed bow window.



/ continued over

INNER HALL

Cupboard housing water tank. **Access to part boarded loft.**

WET ROOM

1.70m x 2.25m (5'7" x 7'5")

Handbasin and wc. Fully tiled.
Upvc double glazed window.



BEDROOM ONE

2.97m x 3.65m (9'9" x 12'0")

Built-in wardrobes with dressing table and overhead cupboards. Electric night storage heater.



CONSERVATORY

3.14m x 2.43m (10'4" x 8'0")

Electric night storage heater.
Upvc double glazed windows.
Upvc patio doors to the garden.



BEDROOM TWO

2.71m x 2.66m (8'11" x 8'9")

Electric night storage heater. Upvc double glazed window.



OUTSIDE:

Front garden. Long drive to sectional concrete **GARAGE 5.48m x 2.74m** (18'0" x 9'0") with light and power. Low maintenance rear garden.

