



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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ESTATE AGENTS



'WHITE HOUSE FARM'
33 STONEGATE, HUNMANBY YO14 0NS



Freehold £440,000

FEATURES

- * Beautifully presented detached four bedroom character cottage.
- * Located close to the centre of this large village.
- * The property has been sympathetically modernised and retains many character features.
- * Gas fired central heating to radiators.
- * Double glazed windows in timber frame.
- * Two reception rooms.
- * Utility room. Downstairs wet room.
- * Modern kitchen and bathroom.
- * Ensuite to master bedroom.
- * Enclosed rear garden.
- * Side drive to garage with ample parking.
- * Viewing is very highly recommended to appreciate the amount of accommodation this property offers.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Shower Room.
 FIRST FLOOR: Four Bedrooms (ensuite to master bedroom). Bathroom.
 OUTSIDE: Garden. Drive with ample parking. Garage.

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'WHITE HOUSE FARM', 33 STONEGATE, HUNMANBY

Rear Stable Door to:

Floor Plan:



Total area: approx. 142.1 sq. metres (1529.4 sq. feet)
Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.
33 Stonegate, YO14 0NS, Hunmanby

HALL

Space for tall American style 'fridge / freezer. Radiator. Hardwood floor.



UTILITY ROOM
3.35m x 1.47m (11'0" x 4'10")

Base cupboards with worktops over. Plumbing for automatic washing machine. Space for tumble dryer. Wall mounted boiler. Inset spotlights. Coats / shoe storage. Hardwood floor. Sealed unit double glazed window in timber frame.

WET ROOM
1.44m x 1.98m (4'9" x 5'6")

Mixer tap shower. Handbasin and wc. Inset spotlights. Extractor fan. Underfloor heating. Sealed unit double glazed window in timber frame.



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KITCHEN

4.34m x 2.69m (14'3" x 8'10")

Inset Belfast sink. Base cupboards with wooden worktops over. Matching wall cupboards over. Breakfast bar. Double range cooker with gas hob with extractor hood above. Inset spotlights. Plumbing for dishwasher. Feature radiator. Hardwood floor. Exposed beamed ceiling. Sealed unit double glazed windows in timber frames.



DINING ROOM

4.34m x 3.20m (14'3" x 10'6")

Exposed brick feature wall. Exposed beamed ceiling. Hardwood floor. Sealed unit double glazed window in timber frame.



Council Tax Band D.

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 continuing up Stonegate after the turning for Hungate Lane. The property is located on the right hand side immediately after the Community Centre.

Viewing strictly by appointment only through DMA Estate Agents

'White House Farm', 33 Stonegate, Hunmanby - continued

BATHROOM
3.02m x 1.60m (9'11" x 5'3")

Free standing bath, handbasin and wc. Exposed wood floor. Feature radiator. Sealed unit double glazed window in timber frame. **Loft access.**



Front Door to:

ENTRANCE HALL

Hardwood floor.



OUTSIDE:

Double gates and drive to GARAGE with light and power. Lawn and patio. Large WORKSHOP / STORE. POTTING SHED.



LOUNGE

7.82 x 4.44m opening to 5.63m
(25'8" x 14'7" opening to 18'6")

Log burner in exposed brick fireplace with timber mantle. Exposed beamed ceiling. Hardwood floor. Understairs cupboard. Inset spotlights. Two sealed unit double glazed windows in timber frame. **Double doors to garden.**



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FIRST FLOOR:

BEDROOM TWO

5.13m x 3.14m (15'10" x 10'4")

Walk-in closet. Exposed wood floor. Radiator. Sealed unit double glazing in timber frame. **Loft access.**



BEDROOM THREE

3.42m x 3.09m (11'3" x 10'2")

Exposed wood floor. Radiator. Sealed unit double glazed window in timber frame. **Loft access.**



BEDROOM ONE

2.99m x 4.36m (9'10" x 14'4")

Exposed wood floor. Radiator. Three sealed unit double glazed windows in timber frames.



BEDROOM FOUR / OFFICE

2.87m x 2.59m (9'5" x 8'6")

Radiator. Exposed wood floor. Sealed unit double glazed window in timber frame.

DRESSING AREA

2.92m x 1.47m (9'7" x 4'10")

Built-in storage. Inset spotlights. Chrome towel rail. Sealed unit double glazed window in timber frame. **Protentional to convert into an ensuite.**



ENSUITE / WET ROOM

2.25m x 1.57m (7'5" x 5'2")

Rain shower. Handbasin in vanity unit and wc. Inset spotlights. Chrome towel radiator. Sealed unit double glazed window in timber frame.