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Monday to Friday	9 am	to	5 pm
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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.

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



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7 WENTWORTH WAY, HUNMANBY YO14 0LA



Freehold £325,000

FEATURES

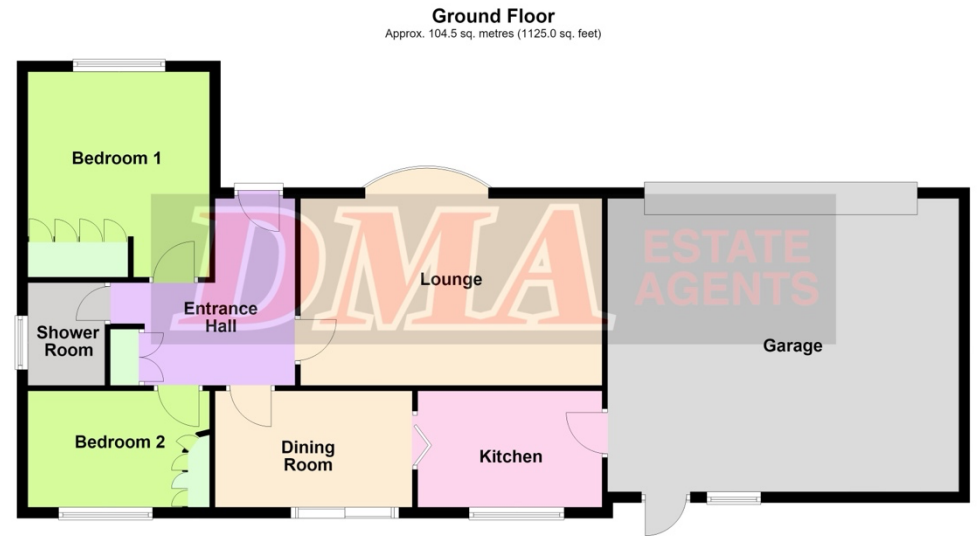
- * Two bedroom detached bungalow.
- * Located in a highly sought after area, just on the outskirts of this popular village.
- * The property has been tastefully modernised over recent years.
- * Modern fitted kitchen and shower room.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Large garage.
- * Gardens front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Entrance Hall. Lounge. Dining Room. Kitchen. Two Bedrooms. Shower Room.
OUTSIDE:	Drive to large garage with light and power. Small enclosed rear garden.

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



Total area: approx. 104.5 sq. metres (1125.0 sq. feet)

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

7 Wentworth Way, Hunmanby



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 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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village and continue to the top of Stonegate. Turn right onto Castle Hill / Malton Road and take the second turning on the right onto Highcroft. Continue to the top of Highcroft turning left onto Wentworth Way. The property is located on the left hand side.

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Large built-in cupboard. Radiator.
Access to loft via pull down ladder.



LOUNGE
5.56m x 3.45m (18'3" x 11'4")

Feature 'flame effect' gas fire.
Radiator. Wall lights. Upvc double
glazed bow window.



/ continued over

Viewing strictly by appointment only through DMA Estate Agents

DINING ROOM

3.65m x 3.35m (12'0" x 11'0")

Radiator. Laminated floor. **Upvc double glazed sliding patio door to the garden.**



KITCHEN

3.40m x 2.14m (11'2" x 7'1")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. New gas hob with extractor hood over. New built-in 'Neff' oven. New integrated tall 'fridge. Tall larder cupboard. Inset spotlights. Laminated floor. Upvc double glazed window. **Door to large garage.**



BEDROOM ONE

3.73m x 3.47m (12'3" x 11'5")

Fitted wardrobes. Radiator. Inset spotlights. Upvc double glazed windows.



BEDROOM TWO

2.89m x 3.35m (9'6" x 11'0")

Fitted wardrobes. Radiator. Inset spotlights. Upvc double glazed windows.



BATHROOM

2.06m x 1.88m (6'9" x 6'2")

Large walk-in shower. Handbasin and wc. Extractor fan. Inset spotlights. Upvc double glazed window.

OUTSIDE:

Drive to large **GARAGE 6.09m x 4.57m** (20'1" x 15'0") with stainless steel sink and drainer. Provision for automatic washing machine and vented for tumble dryer. Shelving. New gas combination boiler. Front garden. Enclosed rear garden.

