



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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79 BRIDLINGTON STREET, HUNMANBY YO14 0LP



Freehold £220,000

FEATURES

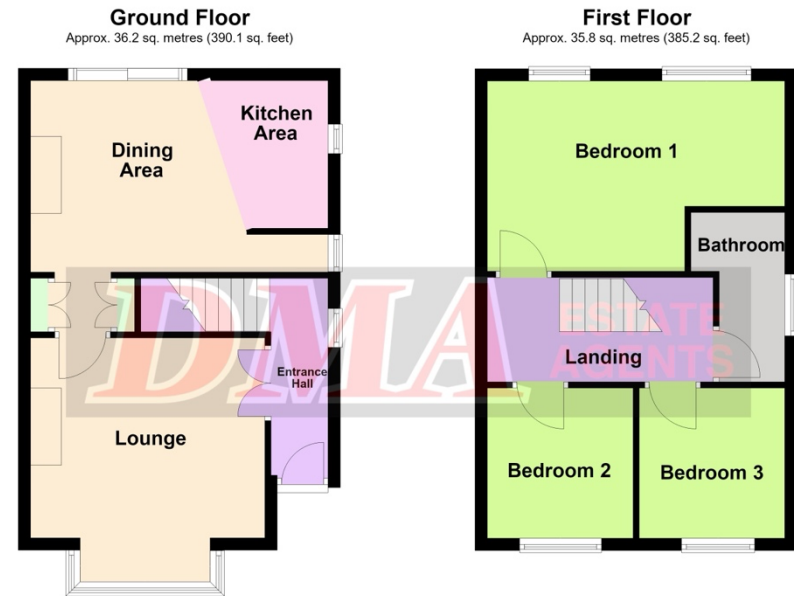
- * Traditional three bedroom semi-detached house.
- * Conveniently located in the centre of this popular large village.
- * Gas central heating via a combination boiler.
- * Upvc double glazing.
- * Large sectional concrete garage.
- * Front and rear gardens.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Arched Recessed Porch. Hardwood Front Door to Entrance Hall.
 Lounge. Dining Kitchen.
 FIRST FLOOR: Three Bedrooms. Bathroom.
 OUTSIDE: Front garden. Drive to large concrete garage. Rear garden.

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



Total area: approx. 72.0 sq. metres (775.3 sq. feet)

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

79 Bridlington Street, 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, 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. At the centre of the village take the road to Bridlington and the property is located on the left just after the turning for Fountayne Road.

Viewing strictly by appointment only through DMA Estate Agents

79 Bridlington Street, Hunmanby - continued

BATHROOM
2.79m x 1.75m (9'2" x 5'9")

Bath with Victorian style chrome taps, handbasin and wc. Recessed spotlights. Radiator. Upvc double glazed window. **Loft access.**



OUTSIDE:

Front garden. Drive to large sectional concrete **GARAGE 4.29m x 4.29m** (14'1" x 14'1"). Raised decked patio area and lawn to the rear.



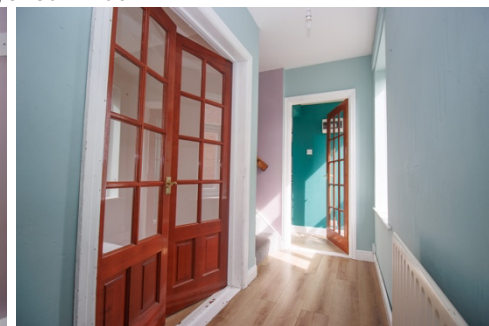
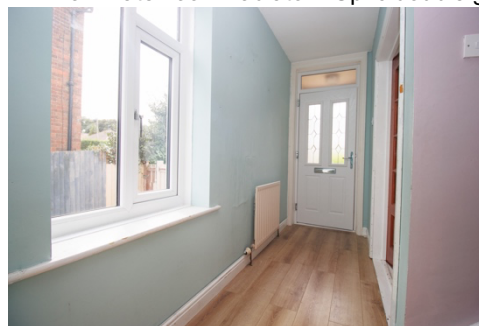
79 BRIDLINGTON STREET, HUNMANBY

ARCHED RECESSED PORCH



Upvc Front Door to ENTRANCE HALL

Laminate floor. Radiator. Upvc double glazed window.



Double Doors to:

LOUNGE

4.01m into bay x 3.81m (13'2" into bay x 12'6")

Feature Victorian style black cast iron fireplace in surround. Laminate floor. Radiator. Upvc double glazed square bay window.



/ continued over

DINING KITCHEN

4.52m x 3.35m (14'10" x 11'0")

Gas combination boiler. Laminate floor. **Access to understairs cupboard and door to Lounge.** Radiator. **Upvc double glazed sliding patio doors to the garden.**

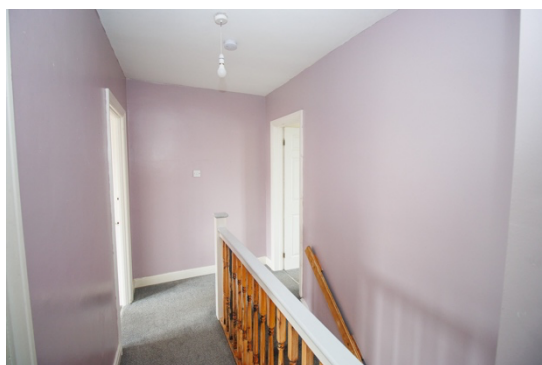


RAISED KITCHEN AREA

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood above. Built-in oven. Recessed spotlights. Upvc double glazed window.



FIRST FLOOR:



LANDING

BEDROOM ONE

3.96m x 3.20m (13'0" x 10'6")

Radiator. Two upvc double glazed windows.



BEDROOM TWO

2.49m x 2.13m (8'2" x 7'7")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.49m x 2.13m (8'2" x 7'7")

Radiator. Upvc double glazed window.

