



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.

RESIDENTIAL SALES

DMA ESTATE AGENTS

COMMERCIAL SALES

Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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DMA

ESTATE AGENTS



2 FOUNTAYNE ROAD, HUNMANBY YO14 0LU



Freehold £189,950

FEATURES

- * Two bedroom semi-detached bungalow.
- * Conveniently located for the village centre and amenities.
- * Gas central heating via a combination boiler.
- * Upvc double glazing.
- * Modern fitted kitchen.
- * Good size gardens.
- * Conservatory.
- * **EPC Rating: D.**
- * Viewing is recommended.

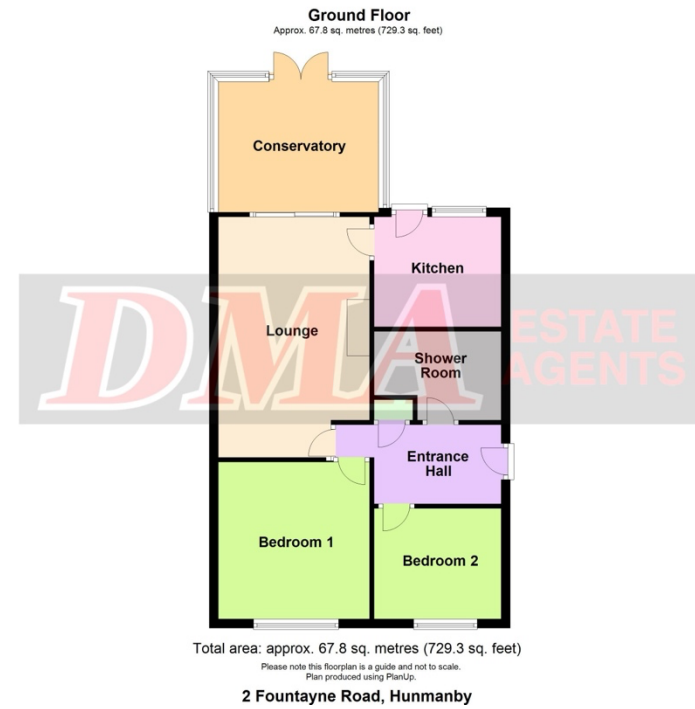
ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

OUTSIDE: Front garden. Drive and parking area. Good size rear garden.

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





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. At the centre of the village take the road to Bridlington and turn first left after the post office onto Fountayne Road. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Cupboard housing gas combination boiler. **Access to loft via a pull-down ladder.**



LOUNGE
5.33m x 3.35m (17'6" x 11'10")

'Living Flame' gas fire in oak surround with marble back and hearth. Wall lights. Radiator.



Upvc Patio Doors to:

SUN ROOM
3.55m x 2.89m (11'8" x 9'6")

Tiled floor. Upvc double glazed windows. **Upvc doors to the garden.**



BEDROOM TWO
2.97m x 2.44m (9'9" x 8'0")

Fitted wardrobes. Radiator. Upvc double glazed window.



BATHROOM

Shower cubicle with mixer shower. Handbasin and wc. Tiled walls. Radiator. Upvc double glazed window.



KITCHEN
2.82m x 2.44m (9'3" x 8'0")

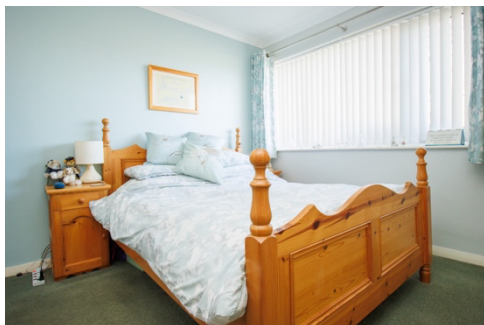
Inset sink and drainer. Good range of base cupboards with worktops over. Matching wall cupboards. Electric induction hob with extractor hood over. Built-in electric oven. Provision for 'fridge and freezer. Plumbing for automatic washing machine. Tiled floor. Upvc double glazed window. **Upvc side door.**



BEDROOM ONE

3.61m x 3.35m (11'10" x 11'0")

Fitted wardrobes. Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to large parking area. Good size rear garden. Pond. **TWO SHEDS. SUMMERHOUSE. GREENHOUSE.**

