



#### 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



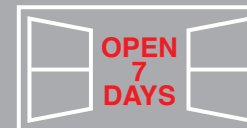
Proprietors: **David Mansfield ATTON** FNAEA.  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
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# DMA

ESTATE  
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44 BARDNEY ROAD, HUNMANBY YO14 0LX



**Freehold Offers over £195,000**

#### FEATURES

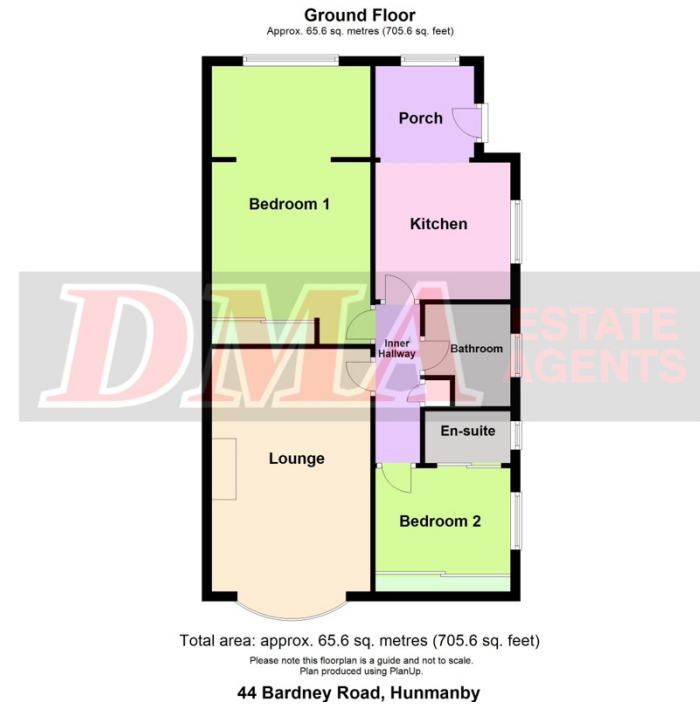
- \* Extended two bedroom semi-detached bungalow.
- \* Located in a cul-de-sac close to the centre of popular large village.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Tastefully modernised throughout.
- \* This property benefits from two bathrooms.
- \* Drive to detached garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

INTERNAL:	Door to Rear Porch. Kitchen. Inner Hall. Lounge. Bathroom. Extended Master Bedroom. Further Bedroom with Ensuite Shower Room.
OUTSIDE:	Drive to detached brick garage. Gardens front and back.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)

## Floor Plans



## OUTSIDE:

Front garden with parking for several cars. Drive to **detached brick GARAGE 6.09m x 2.81m** (22'0" x 9'3") with electric light and power. Good size low maintenance rear garden.



**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 into Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Take the first turning on the right onto Bardney Road and the property is located in the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

## Upvc Rear Door to:

**ENTRANCE PORCH**  
**2.03m x 1.87m** (6'8" x 6'2")

Radiator. Upvc double glazed window.



## KITCHEN

**3.04m x 2.76m** (10'0" x 9'1")

Stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall units. Induction hob with extractor hood above. Built-in electric oven. Provision for tall 'fridge freezer. Integrated slimline dishwasher. Upvc double glazed window.



## INNER HALL

Cupboard with plumbing for automatic washing machine and dryer.



## LOUNGE

**3.25m x 4.97m** (10'8" x 16'4")

Gas fire. Radiator. Upvc double glazed bow window.



## BEDROOM ONE

**3.04m x 5.88m** (10'10" x 19'4")

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window.



## BATHROOM

**1.85m x 1.82m** (6'1" x 6'0")

Bath, handbasin and wc. Fully tiled floor and walls. Radiator. Upvc double glazed window. **Loft access.**



## BEDROOM TWO

**2.76m x 2.13m** (9'1" x 7'0")

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window.

## ENSUITE

Shower cubicle with mixer taps. Handbasin and wc. Fully tiled walls. Upvc double glazed window.

