



#### 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  
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**ESTABLISHED 1992**



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# DMA

ESTATE  
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5 GAP ROAD, HUNMANBY GAP YO14 9QP



**Freehold £244,000**

#### FEATURES

- \* **Suitable for cash buyers only as non standard construction.**
- \* Two bedroom detached bungalow sat on a large plot with **superb views over Filey Bay.**
- \* Located in a private cul-de-sac close to the sea and beach.
- \* Upvc double glazing.
- \* Open plan living / kitchen / diner.
- \* Utility room.
- \* Gardens to the front, side and rear.
- \* **Land to the side of the property with potential for development (subject to planning).**
- \* Driveway with parking.
- \* **Sold with no onward chain.**
- \* **EPC Rating: F.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

|           |   |
|-----------|---|
| INTERNAL: | Upvc Door to Utility Room. Open Plan Lounge / Kitchen / Diner. Two Bedrooms. Shower Room. |
| OUTSIDE:  | Gardens to front, side and rear. Raised decked area. Driveway with parking.               |

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5 GAP ROAD, HUNMANBY GAP

***Upvc Door to:***

**UTILITY ROOM**

**1.95m x 2.05m** (6'5" x 6'9")

Storage cupboards. Plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Upvc double glazed window.

**OPEN PLAN LOUNGE / KITCHEN / DINER**

**LOUNGE / DINER**

**5.02m x 4.57m** (16'6" x 15'0")

Duel fuel fire. Upvc double glazed window. Two upvc double glazed side windows. **Two large front facing upvc double glazed windows with sea views.** *Upvc side door to garden.*



/ continued over



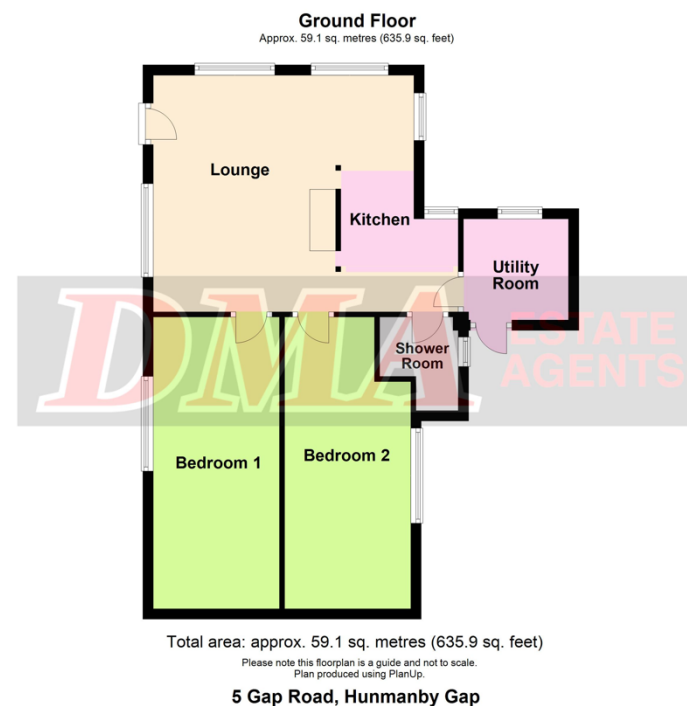
# KITCHEN

2.36m x 2.28m (7'9" x 7'6")

Inset cream sink and drainer. Dual aspect base cupboards with worktops over. Built-in electric oven. Electric hob with extractor hood over. Space for 'fridge / freezer.



## Floor Plan:







## BEDROOM ONE

5.66m x 2.43m (18'6" x 8'0")

Handbasin. Modern electric wall mounted heater. Upvc double glazed window. **Loft access.**



## BEDROOM TWO

2.43m x 5.63m (8'0" x 18'6")

Handbasin. Modern electric heater. Upvc double glazed window.



## SHOWER ROOM

WC. Shower cubicle with Triton electric shower. Wall mounted electric heater.



## OUTSIDE:

Driveway with parking. **Good size gardens with potential for development (subject to planning).** Raised decked area. **SHED.**



**Council Tax Band: B.**

## LOCATION:

Hunmanby Gap is a small hamlet just two miles from Hunmanby forming part of the coastline of Filey Bay.

## DIRECTIONS:

Take the Bridlington road from Filey and turn left off the A165 in about three miles, signposted Hunmanby Gap. Continue to the end of the road and turn right onto Gap Road. Take the first right onto Gap Crescent and the property is located on the left hand side.

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

