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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.
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www.dmaestateagents.co.uk
 ESTABLISHED 1992



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4 WATSON CLOSE, HUNMANBY YO14 0LL



Freehold £210,000

FEATURES

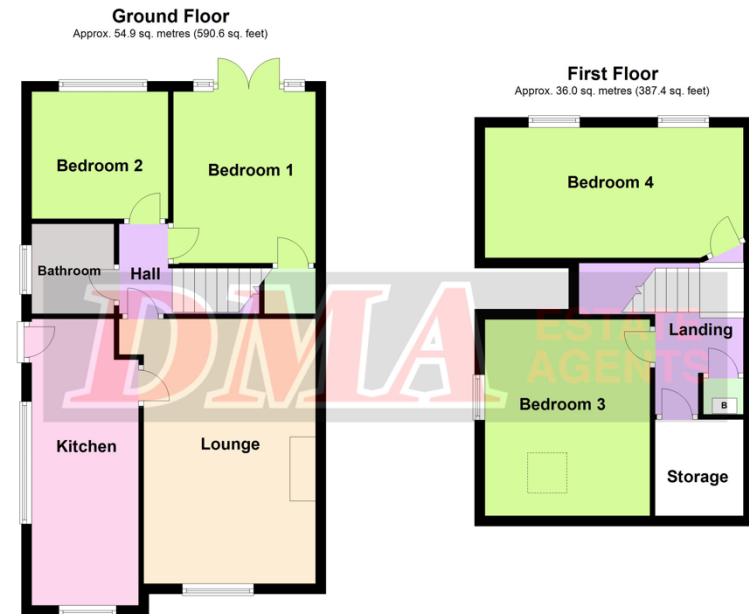
- * Three / four bed semi-detached dormer bungalow.
- * Located near the centre of the popular large village.
- * Upvc double glazing.
- * Gas central heating.
- * Modern kitchen and bathroom.
- * Enclosed rear garden.
- * Driveway to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Side Door to Kitchen. Lounge. Bathroom. Bedroom. Dining Room / Bedroom.
FIRST FLOOR:	Further Two Bedrooms.
OUTSIDE:	Front and Rear Gardens. Drive to Garage.

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Floor Plan:



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

4 Watson Close, Hunmanby

OUTSIDE:

Front gardens. Drive to sectional concrete **GARAGE**. Enclosed 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:

From Filey take the Bridlington Road out of town. Turn right just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate then immediately first left (Stonegate Garage on the corner) onto Fountayne Road. Continue along Fountayne Road turning second left onto Howes Road. Watson Close is the cul-de-sac on the right and the property is located on the right hand side.

4 WATSON CLOSE, HUNMANBY

Upvc Double Glazed Side Door to:

KITCHEN

5.28m x 2.08m (17'4" x 6'10")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. gas hob with extractor hob over. Built-in oven. Integrated dishwasher. Plumbing for automatic washing machine. Inset spotlights. Radiator. Two upvc double glazed windows.



LOUNGE

4.80m x 3.55m (15'9" x 11'0")

Marble fire surround. Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over



DINING ROOM / BEDROOM ONE

2.77m x 3.66m (9'1" x 12'0")

Understairs cupboard. Radiator. **Upvc double glazed patio doors to the garden.**



BEDROOM TWO

2.84m x 2.67m (9'4" x 8'9")

Radiator. Upvc double glazed window.



BATHROOM

Bath with shower over and screen. Handbasin and wc in vanity unit. Tiled walls. Chrome towel radiator. Upvc double glazed window.



BEDROOM THREE

3.84m x 3.15m (12'7" x 10'4")

Radiator. Upvc double glazed window. 'Velux' window.



BEDROOM FOUR

2.54m x 5.11m (8'4" x 16'9")

Radiator. Two upvc double glazed windows.

