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- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
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- * 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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17 MUSTON ROAD, HUNMANBY YO14 0JY



Freehold £489,000

FEATURES

- * Located on this prestigious road in the village of Hunmanby.
- * Three bedroom detached house.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern fitted kitchen.
- * **Sea views from the first floor.**
- * Attached garage.
- * Large front drive with potential space for a caravan.
- * Good sized gardens front and rear.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Large Lounge / Dining Room. Modern Breakfast Kitchen. Utility Room.
FIRST FLOOR:	Three Bedrooms. Large Modern Bathroom.
OUTSIDE:	Large front drive. Garage. Good sized rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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17 MUSTON ROAD, HUNMANBY

Modern Front Door to:

ENTRANCE PORCH



SPACIOUS ENTRANCE HALL

3.60m x 2.24m (11'10"x 7'4")

Understairs cupboard. Radiator.



SEPARATE WC

Handbasin. Part tiled walls.
Radiator.



/ continued over

THROUGH LOUNGE / DINING ROOM

LOUNGE 7.01m x 4.57m (23'0" x 15'0")

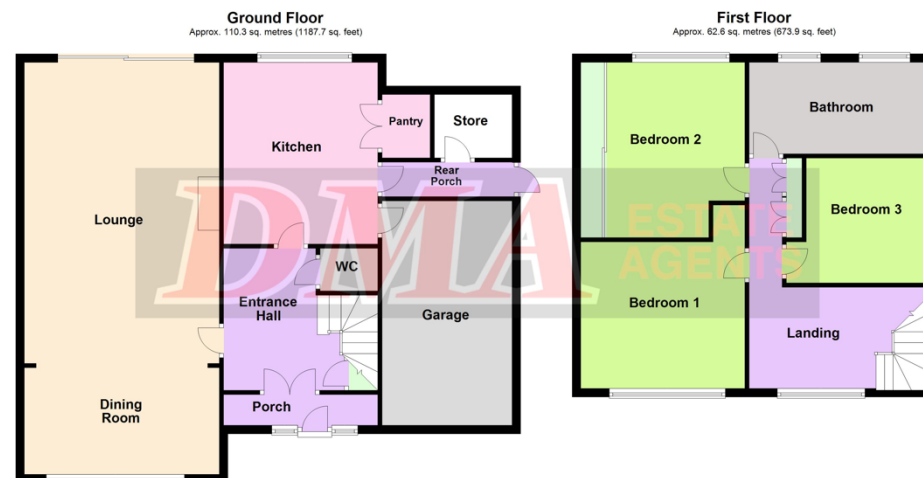
Multi-fuel log burner. Radiator.
Sliding upvc patio doors to the rear.



DINING AREA 4.50m x 2.51m (14'9" x 8'3")

Radiator. Upvc double glazed front window.

Floor Plan:



Total area: approx. 172.9 sq. metres (1861.6 sq. feet)

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

17 Muston Road, Hunmanby



Council Tax Band **E.**

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 out of Filey and turn right at the roundabout on the main A165 road. Take the first left into Muston village and turn left again opposite the Ship Inn signposted Hunmanby. Continue out of Muston to Hunmanby and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

BREAKFAST KITCHEN

4.27m x 3.35m (14'0" x 11'0")

Inset stainless steel double sink and drainer. Base cupboards with worktops over. Matching wall units. Range cooker with extractor hood above. Integrated 'fridge, freezer and dishwasher. **PANTRY.** Large upvc double glazed window.



Door to REAR PORCH

UTILITY ROOM

Plumbing for automatic washing machine and dryer.

Door to INTEGRAL GARAGE

Return Staircase to FIRST FLOOR

LANDING

Build-in cupboards. Radiator.
Wide upvc picture window with sea views across Muston Road.



BEDROOM ONE

4.57m x 3.43m (15'0" x 11'3")

Fitted cupboards. Radiator. **Upvc double glazed window with sea views.**



BEDROOM TWO

4.57m x 3.43m (15'0" x 11'3")

Built-in wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



BEDROOM THREE

3.35m x 2.92m (11'0" x 9'7")

Radiator. Upvc double glazed window.

BATHROOM

4.24m x 2.16m (13'11" x 7'1")

Large bath, handbasin and wc. Corner shower cubicle. Tiled floor. Two upvc double glazed windows.



OUTSIDE:

Large front drive with parking for several cars and potential space for caravan. Integrated **GARAGE 4.75m x 3.05m** (15'7" x 10'0") with electric light and power. Good size rear garden with patio area.

