



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



33A STONEGATE, HUNMANBY YO14 0NS



Freehold £200,000

FEATURES

- * Spacious one bedroom detached bungalow.
- * Currently run as a successful Air BnB.
- * Located in the heart of this popular large village.
- * Convenient for most amenities and shops.
- * LPG gas central heating.
- * Double glazed windows.
- * Finished to a good standard with high levels of insulation.
- * Garage and extra parking.
- * **Sold with no onward chain.**
- * **EPC Rating E.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

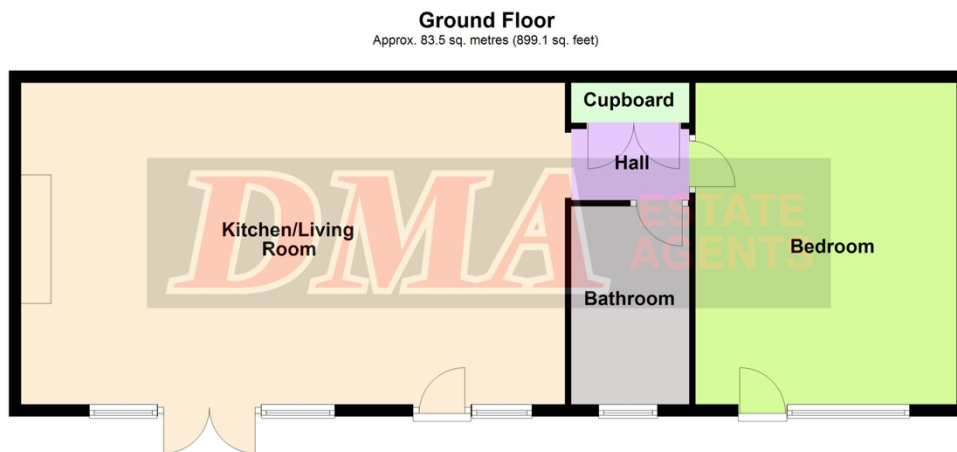
INTERNAL:	Stable Door to Kitchen / Living Room. Utility Room. Bathroom. Bedroom.
OUTSIDE:	Decked area. Parking to the front. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

33A STONEGATE, HUNMANBY

Stable Door to:

Floor Plan:



33A Stonegate, Hunmanby

KITCHEN / LIVING AREA

9.07m x 5.36m (29'9" x 17'7")

Inset sink and drainer. Modern base cupboards with wooden worktops over. Matching wall cupboards. Built-in oven and gas hob. Stainless steel extractor hood. Feature exposed beams. Recessed brick fireplace. 15KW multi-fuel burning stove. Underfloor heating. Hardwood flooring. Timber frame double glazed windows. ***Patio doors.***



/ continued ove

Arch to:

UTILITY ROOM

Plumbing for automatic washing machine and dishwasher. LPG central heating boiler.

BATHROOM

3.30m x 2.08m (10'10" x 6'10")

Quadrant shower cubicle. Bath, handbasin and wc. Spotlights. Part tiled walls. Chrome ladder radiator. Timber frame double glazed window.



BEDROOM

4.62m x 3.66m (15'2" x 12'1")

Hardwood flooring. Radiator. Timber frame double glazed window. **Door to decked area.**



OUTSIDE:

Decked area. Parking to the front. **GARAGE 6.10m x 3.35m** (20'0" x 11'0") **with light and power.**



Council Tax Band **C.**

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 continuing up Stonegate after the turning for Hungate Lane. The property is located on the right hand side immediately after the Community Centre, at the rear of 33 Stonegate.

Viewing strictly by appointment only through DMA Estate Agents