



#### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



FLAT 4, 47 BRIDLINGTON STREET  
HUNMANBY YO14 0LW



**Leasehold £130,000**

#### FEATURES

- \* Two bedroom tastefully converted first floor flat.
- \* Conveniently located right in the centre of this popular large village.
- \* Gas central heating to radiators.
- \* Double glazing.
- \* Parking space to rear.
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Entrance Hall.

Stairs to:

FIRST FLOOR: Front Door to Entrance Hall. Open Plan Lounge / Kitchen.  
Two Bedrooms. Shower Room.

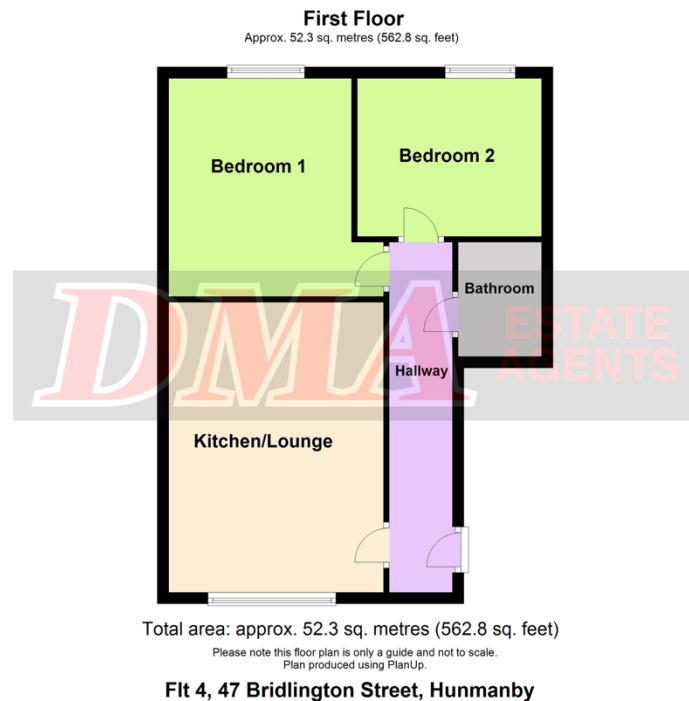
OUTSIDE: Parking space to rear.

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Flat 4, 47 Bridlington Street, Hunmanby - continued

### Floor Plan:



**Council Tax Band** A.

**TENURE:** 999 years from 2015  
All owners own share of company.  
Maintenance: approx £550 per annum.

### 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. At the centre of the village take the road to Bridlington and the property is located on the left hand side, after the Co-op.

FLAT 4, 47 BRIDLINGTON STREET, HUNMANBY

### Front Door to:

### COMMUNAL ENTRANCE HALL



### Stairs to Own Front Door

### ENTRANCE HALL

Radiator.



/ continued over

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



### LOUNGE / KITCHEN AREA

5.08m x 3.76m (16'8" x 12'4")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Wall cupboards. Electric hob with extractor hood. Built-in electric oven. Integrated 'fridge and freezer. Plumbing for automatic washer. Radiator. Double glazed window.



### SHOWER ROOM

Walk-in shower, handbasin and WC. Chrome ladder radiator. Tiled walls.



### BEDROOM ONE

3.81m x 3.20m (12'6" x 10'6")

Radiator. Double glazed window.



### BEDROOM TWO

3.22m x 2.77 (10'7" x 9'1")

Radiator. Doubled glazed window.



### OUTSIDE:

Parking space to rear.