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Monday to Friday	9 am	to	5 pm
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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.**
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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23 MUSTON ROAD, HUNMANBY YO14 OJY



Freehold £475,000

FEATURES

- * **Located on what must be Hunmanby's most sought after road.**
- * Three bedroom double fronted detached house.
- * Modernised over recent years with new up to date electrics, gas central heating and upvc double glazing.
- * The property offers excellent spacious living accommodation with modern high spec kitchen and formal dining room.
- * Ensuite to master bedroom.
- * **Sea Views to the front.**
- * Conservatory.
- * Two drives.
- * Large garage.
- * Good size enclosed, private, landscaped rear garden.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

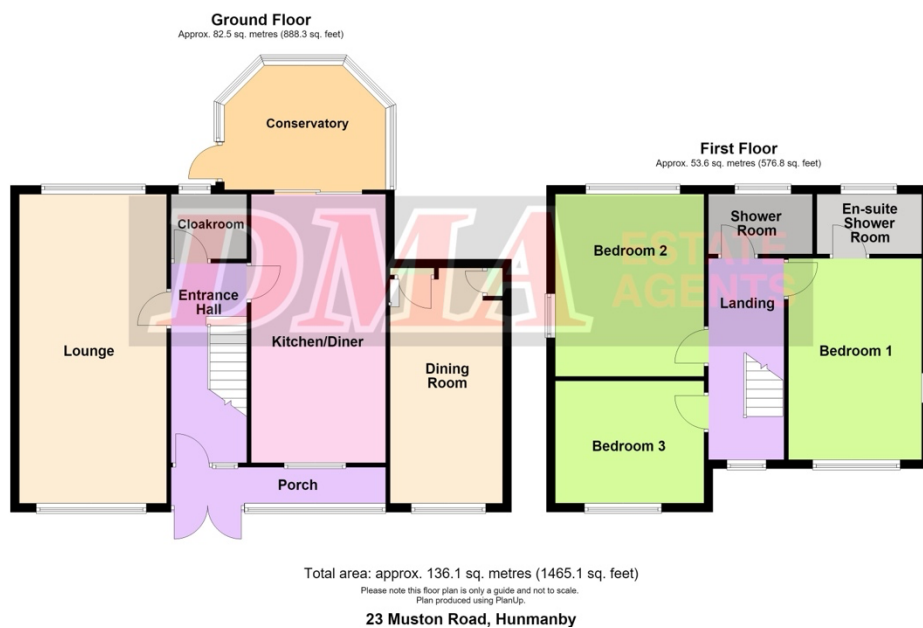
GROUND FLOOR: Wide Entrance Porch. Entrance Hall. Lounge. Cloakroom. Dining Kitchen. Formal Dining Room. Conservatory.

FIRST FLOOR: Three Large Bedrooms. Shower Room. Ensuite Shower Room to Master Bedroom.

OUTSIDE: Front garden. Double drive. Garage. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



23 MUSTON ROAD, HUNMANBY

Upvc Front Patio Doors to:

WIDE ENTRANCE PORCH
4.88m x 0.86m (16'0" x 2'10")

Radiator. Upvc double glazed windows.



Upvc Door to:

ENTRANCE HALL

Radiator.



LOUNGE

7.01m x 3.35m (23'0" x 11'0")

Two radiators. Upvc double glazed windows front and rear **with sea views to the front.**



/ continued over

CLOAKROOM

1.73m x 1.47m (5'8" x 4'10")

Handbasin in vanity unit and wc.
Radiator. Upvc double glazed window.



DINING KITCHEN

6.10m x 3.05m (20'0" x 10'0")



Kitchen Area

Inset sink, vegetable sink and drainer. Excellent range of base cupboards with granite worktops over. Matching wall units. Built-in 'Neff' self-cleaning oven. Built-in microwave. 'Neff' induction hob with extractor hood above. Integrated tall 'fridge / freezer, dishwasher and automatic washing machine. Laminate flooring. Inset spotlights. Radiator. **Upvc front window with sea views.**



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 as you enter the village.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM

2.36m x 1.37m (7'9" x 4'6")

Shower cubicle, handbasin and wc. Chrome towel radiator. Upvc double glazed window.



OUTSIDE:

Attached **GARAGE 7.31m x 3.35m** (24'0" x 11'0") with new fibre glass roof. Ample storage units. Inset stainless steel sink and drainer. Plumbing for automatic washing machine. Inset spotlights. Upvc double glazed window. Electric up and over door.



Dual drive to the front **with views to the sea.**
Large rear gardens with lawns, decked areas, Pergola, **SUMMERHOUSE.** Two **SHEDS.**



FORMAL DINING ROOM

4.72m x 2.56m (15'6" x 8'5")

Cupboard housing gas combination boiler. Cupboard housing electric meters. Radiator. Upvc double glazed window to the front.



CONSERVATORY

3.66m x 2.82m (12'0" x 9'3")

Radiator. Insulated roof. Laminate flooring. Upvc double glazed window with inset blinds. **Upvc door to the garden.**



FIRST FLOOR:

LANDING

Radiator. Upvc double glazed window with sea views.



BEDROOM ONE

4.62m x 2.99m (15'2" x 9'10")

Radiator. Upvc double glazed window to the front with sea views. Small upvc window to the side.



BEDROOM TWO

4.62m x 2.99m (15'2" x 9'10")

Extensive range of fitted wardrobes. Radiator. Two upvc double glazed windows.



BEDROOM THREE

2.79m x 2.79m (9'2" x 9'2")

Extensive range of fitted wardrobes. Radiator. Upvc double glazed windows with sea views.



ENSUITE SHOWER ROOM

2.39m x 1.22m (7'10" x 4'0")

Shower cubicle, handbasin and wc. Extractor fan. Upvc double glazed window.

