



#### 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  
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 ESTABLISHED 1992



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# DMA

ESTATE  
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25 OUTGAITS CLOSE, HUNMANBY YO14 0QE



**Freehold £260,000**

#### FEATURES

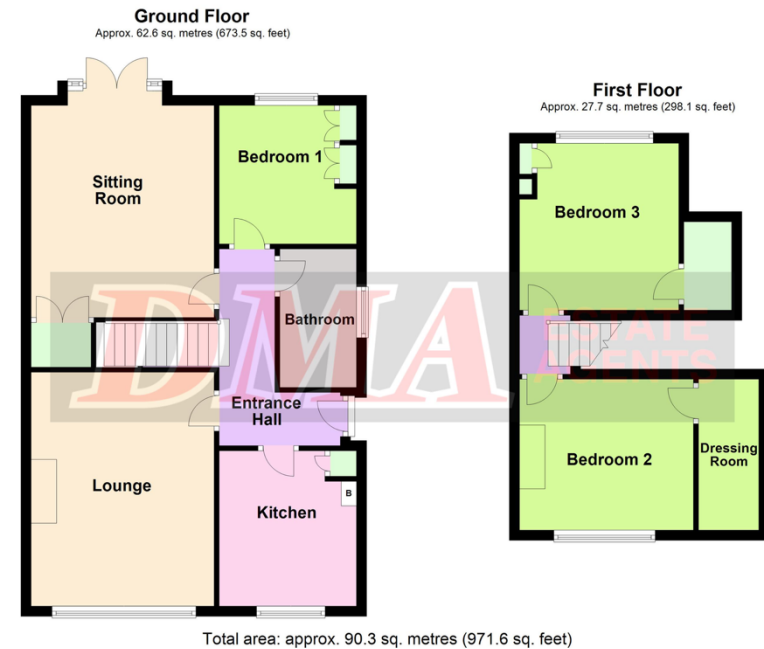
- \* Spacious three bedroom semi-detached dormer bungalow.
- \* Located in this popular large village.
- \* Gas central heating.
- \* Upvc double glazing.
- \* CCTV system.
- \* Block paved frontage and driveway to detached garage.
- \* Good size enclosed rear garden.
- \* **EPC Rating: D.**
- \* **Sold with no onward chain.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

|               |                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------|
| GROUND FLOOR: | Side Door to Entrance Hall. Lounge.<br>Sitting Room / Bedroom. Kitchen. Bedroom.<br>Bathroom. |
| FIRST FLOOR:  | Two Bedrooms.                                                                                 |
| OUTSIDE:      | Block paved frontage and driveway to detached garage.<br>Large rear garden.                   |

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)

## ***Floor Plan:***



**25 Outgaits Close, Hunmanby**

## OUTSIDE:

Block paved frontage and driveway to **detached GARAGE 5.79m x 2.76m** (19'0" x 9'1") with **light and power and up and over door**. Gated access to large rear garden with fruit trees and spacious patio area. Log storage **SHEDS**.



Council Tax Band **D.**

## 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, opticians, community centre, sub Post Office, Primary School, two churches, a sports and social club together with both bus and train services.

## DIRECTIONS:

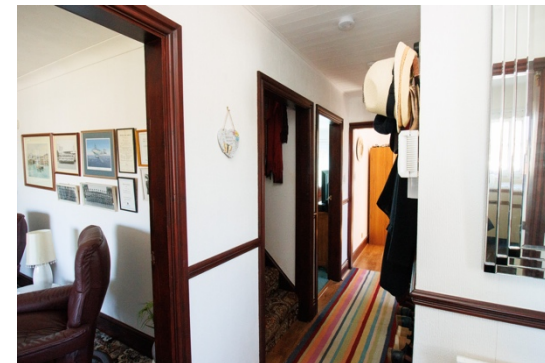
From the DMA office take the Bridlington road out of Filey. After the Royal Oak crossing, turn right (signposted Hunmanby). Follow the signs into Hunmanby village itself. As you enter the village take the first turning on the right onto Outgaits Lane and then the second turning on the left onto Outgaits Close. The property is located on the left hand side.

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

## Side Door to:

### ENTRANCE HALL

Radiator.



### KITCHEN

**2.74m x 3.02** (9'11" x 9'0")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Part tiled walls. Free standing electric cooker. Plumbing for an automatic washing machine and provision for tumble dryer. Provision for a tall 'fridge / freezer. Wall mounted gas combi boiler. Radiator. Upvc double glazed window.



### LOUNGE

**3.57m x 4.53** (11'9" x 14'10")

Gas fire in fireplace with marble back and hearth. Two radiators. Large upvc double glazed window.



## SITTING ROOM / DINING ROOM

4.09m x 3.57m (13'5" x 11'9")

Multi-fuel stove with tiled back. Built-in storage. Built-in cupboard. Radiator. **Upvc double glazed French doors to the garden.**



## BEDROOM ONE

2.73m x 2.70m (8'11" x 8'10")

Built-in wardrobes, boxtop cupboards and alcove shelving. Radiator. Upvc double glazed window.



## WET ROOM

2.41m x 1.52m (7'11" x 5'0")

Mixer shower and screen. Handbasin and wc. Extractor fan. Tiled walls and floor. Ladder radiator. Upvc double glazed window.

## FIRST FLOOR:

### LANDING

## BEDROOM TWO

3.22m x 3.13m (10'7" x 10'3")

Radiator. Upvc double glazed window. **Views over Filey and the coast.**



**Door to:**

## DRESSING ROOM

2.27m x 1.22m (10'8" x 4'0")

**Access to eaves storage. Cupboard housing for CCTV system.**

## BEDROOM THREE

3.37m x 2.96m (11'1" x 9'9")

Built-in wardrobes. Radiator. Upvc double glazed window. **Loft access.**



**Door to:**

## DRESSING ROOM

**Access to eaves storage.**