



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.

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60 NORTHGATE, HUNMANBY YO14 0NX



Freehold £155,000

FEATURES

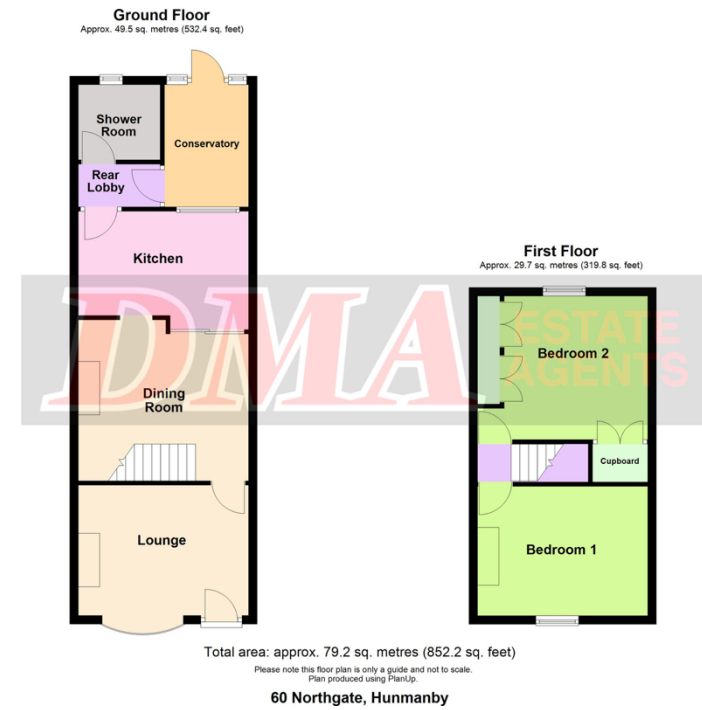
- * Two bedroom mid-terrace house.
- * Conveniently located close to the centre of this popular large village.
- * Separate dining room.
- * Shower room.
- * Gas central heating to radiators.
- * Upvc double glazing. Front garden.
- * Approximately 300' long rear garden which widens at the bottom.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Shower Room. Conservatory.
OUTSIDE:	Two Bedrooms.
	Front garden. Long rear garden.

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Floor Plan:



OUTSIDE:

Front garden. Long rear garden. **SHED.**



Council Tax Band **B.**

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:

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 into Outgaits Lane turning left at the end onto Northgate. The property is located on the left hand side

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

LOUNGE

3.96m x 3.04m (13'1" x 10'0")

Electric 'coal effect' fire in stone surround and hearth. Wall lights. Radiator. Upvc double glazed bow window.



DINING ROOM

3.96m x 3.93m (13'1" x 12'11")

Electric 'coal effect' fire in feature fireplace. Wall lights. Radiator. **Stairs to First Floor.**



KITCHEN

3.75m x 2.43m (12'4" x 8'0")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Inset electric hob. Built-in eye-level electric oven and microwave. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



REAR LOBBY

SHOWER ROOM

1.52m x 1.52m (5'0" x 5'0")

Shower cubicle with electric 'Mira' shower. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.



CONSERVATORY

2.84m x 1.93m (9'4" x 6'4")

Upvc double glazed windows. **Upvc rear door.**

FIRST FLOOR:

BEDROOM ONE

3.96m x 3.04m (13'0" x 10'0")

Radiator. Upvc double glazed window. **Loft access.**



BEDROOM TWO

3.35m x 3.12m (11'0" x 10'3")

Built-in cupboards. Radiator. Upvc double glazed window.

