



#### 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



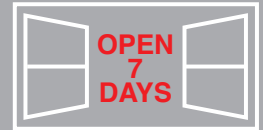
Proprietors: **David Mansfield ATTON FNAEA.**  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



10A BRIDLINGTON STREET, HUNMANBY YO14 0JR



**Freehold £75,000**

#### FEATURES

- \* For sale by Modern Auction - T&C's apply.
- \* Subject to reserve price.
- \* Buyers fees apply.
- \* Two bedroom first floor apartment.
- \* **Ideal investment opportunity.**
- \* Located in the centre of this popular well served village.
- \* Modern kitchen and shower room.
- \* Subject to reserve price and reservation fee.
- \* **Sold with no onward chain.**
- \* **EPC Rating: E.**
- \* Viewing is recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall.

Stairs to:

FIRST FLOOR: Hall. Lounge. Kitchen. Two Double Bedrooms.  
Shower Room.

**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)



10A BRIDLINGTON STREET, HUNMANBY

***Own Front Door to:***

**ENTRANCE HALL**

***Stairs to:***

**HALLWAY**

**LOUNGE**

**5.99m narrowing to 5.02m x 3.07m**  
(19'8" narrowing to 16'16" x 10'1")

Electric wall mounted heater. Two upvc double glazed windows.



**KITCHEN**

**3.96m x 2.39m** (13'0" x 7'10")

Inset white sink and drainer. Modern base cupboards with worktops over. Inset electric oven. Two burner electric hob. Provision for tall 'fridge / freezer. Plumbing for automatic washing machine. Upvc double glazed window.



*/ continued over*

## BATHROOM

2.23m x 1.77m (7'4" x 5'10")

Large walk-in shower. Handbasin and wc. Slate tiled floor. Tiled walls. Cupboard housing hot water tank. Upvc double glazed window.



## BEDROOM ONE

3.32m x 2.76m (10'1" x 9'1")

Electric wall mounted heater. Upvc double glazed window.

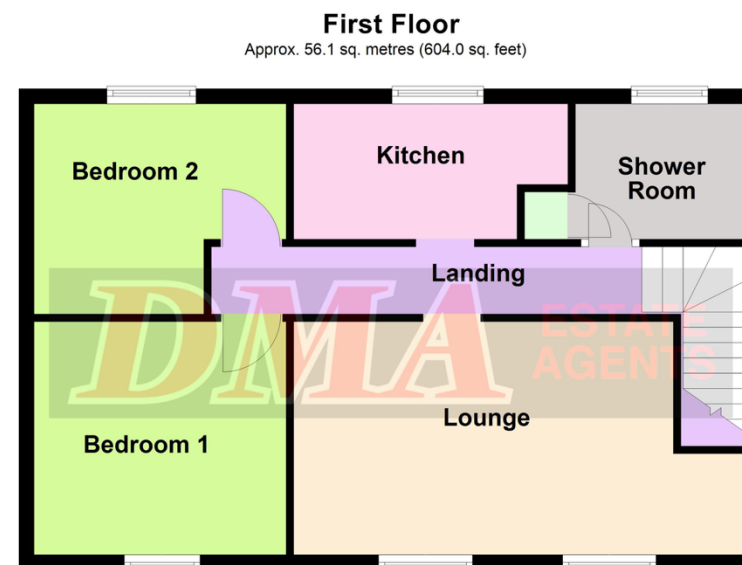


## BEDROOM TWO

3.71m x 3.33m (12'2" x 10'11")

Electric wall mounted heater. Upvc double glazed window.

## Floor Plan:



Total area: approx. 56.1 sq. metres (604.0 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using PlanUp.

**10A Bridlington Street, Hunmanby**

**Council Tax Band**      **A.**

## 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 and health centre, dentists, optician, library, 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 situated on the right hand side.

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