



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.

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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8 GRIMSTON ROAD, HUNMANBY YO14 0NF



Freehold £215,000

FEATURES

- * Two / Three bedroom detached bungalow.
- * Located in this popular large village.
- * Upvc double glazed windows.
- * Electric heating.
- * Garage.
- * Gardens to the front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

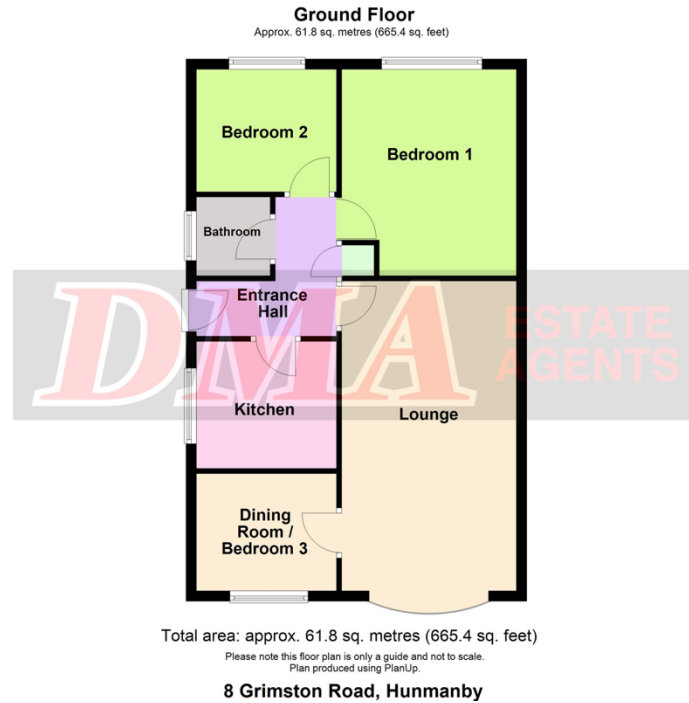
INTERNAL: Side Door to Entrance Hall. Lounge. Kitchen.
Two Bedrooms. Third Bedroom / Dining Room. Bathroom.

OUTSIDE: Front and rear gardens. Drive to garage.

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8 GRIMSTON ROAD, HUNMANBY

Floor Plan:



Upvc Side Door to:

ENTRANCE HALL

Cloaks cupboard. Airing cupboard with immersion heater. Night storage heater. **Loft access.**



LOUNGE 5.94m x 3.35m (19'6" x 11'0")

Electric fire set in feature fireplace. Two night storage heaters. Upvc double glazed bow window.

DINING ROOM / THIRD BEDROOM 2.69m x 2.26m (8'10" x 7'5")

Night storage heater. Upvc double glazed window.



/ continued over

KITCHEN

2.89m x 2.43m (9'6" x 8'0")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Provision for tall 'fridge freezer. Plumbing for automatic washing machine. Upvc double glazed window.



BEDROOM TWO

3.04m x 2.64m (10'0" x 8'5")

Night storage heater. Upvc double glazed window.

Upvc



BATHROOM

Bath with electric shower over. Handbasin and wc. Fully tiled walls. Electric heated towel rail. Extractor fan. Upvc double glazed window.

BEDROOM ONE

3.96m x 2.97m (13'0" x 9'9")

Fitted wardrobes. Night storage heater. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE. SHED.** Enclosed rear garden.

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 Filey take the Bridlington Road out of town. Turn right just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate then immediately first left (Stonegate Garage on the corner) onto Fountayne Road. Continue along Fountayne Road until the road forks and bear left onto Grimston Road. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents