rightmove.co.uk
The UK's number one property website

OnTheMarket.com

Zoopla.co.uk

Scan Me

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

Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

OFT Approved code

NAEA Estate Agents

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.

DMA ESTATE AGENTS

OPEN 7 DAYS

19 GRIMSTON ROAD, HUNMANBY YO14 0NF



Freehold £199,500

FEATURES

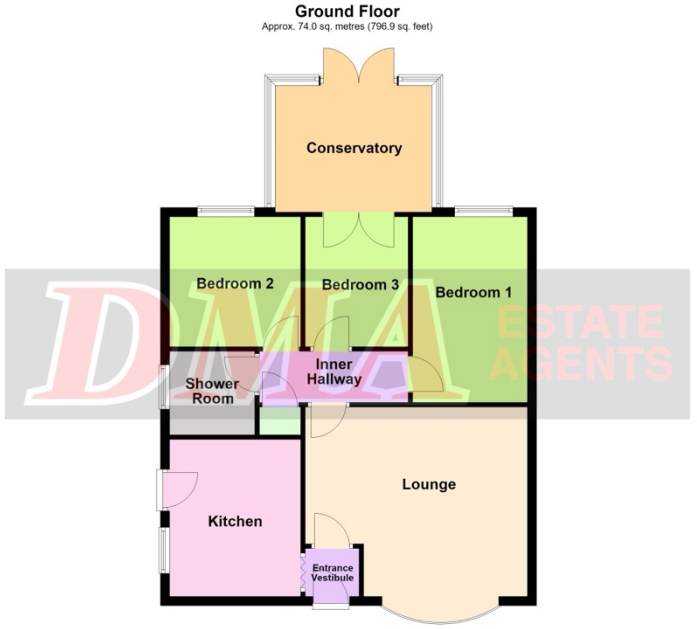
* Three bedroom semi-detached bungalow.
* Located in this popular large village.
* Electric heating.
* Upvc double glazing.
* Conservatory.
* Brick built garage.
* Gardens to front and rear.
* **Sold with no onward chain.**
* **EPC Rating: F.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen. Inner Hall. Three Bedrooms. Bathroom.
OUTSIDE:	Front and rear gardens. Drive to brick garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 74.0 sq. metres (796.9 sq. feet)

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

19 Grimston Road, Hunmanby





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 left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:



ENTRANCE VESTIBULE

LOUNGE **4.83m x 4.11m** (15'10" x 13'6")

Electric fire in 'Adams style' feature fireplace. Wall lights. Electric radiator. Upvc double glazed Georgian style bow window.





KITCHEN
3.35 x 2.67 (11'0" x 8'9")

Inset white sink, vegetable sink and drainer. Good range of base cupboards with wood effect work tops over. Matching wall cupboards. Inset electric hob. Built-in electric oven. Plumbing for automatic washing machine. Space for under counter 'fridge and freezer. Upvc double glazed window. ***Upvc rear door.***





/ continued over

INNER HALL

Airing cupboard with immersion heater. Electric radiator.

BEDROOM ONE **4.04m x 2.49m** (13'3" x 8'2")

Built-in wardrobes. Upvc double glazed window.




BEDROOM TWO **2.95m x 2.84** (9'8" x 9'4")

Upvc double glazed window.




BATHROOM

Large shower cubicle with electric 'Triton' shower. Handbasin in vanity unit and wc. Heated towel rail. Upvc double glazed window.



BEDROOM THREE / DINING ROOM
3.45m x 1.98m (11'4" x 6'6")



Double Doors to:

CONSERVATORY
3.40m x 2.74m (13'3" x 8'2")

Upvc double glazed windows. ***Upvc patio doors to the garden.***






OUTSIDE

Front garden. Drive to brick built **GARAGE 2.74m x 5.28m** (9'0" x 174") with electric light, power and water. Enclosed rear garden.

/ continued over