



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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16 PERCY ROAD, HUNMANBY YO14 0NQ



Freehold £170,000

FEATURES

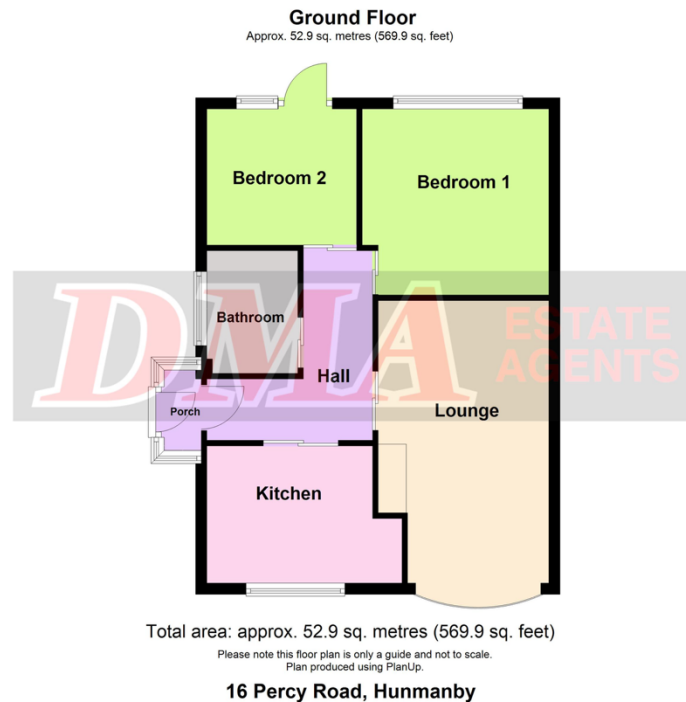
- * Two bedroom semi-detached bungalow.
- * Located in a cul-de-sac in the centre of this popular large village.
- * Gas central heating via a combination boiler.
- * Upvc double glazed windows.
- * Double width drive to garage.
- * Front garden and good size enclosed south facing rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Side Porch to Entrance Hall. Lounge. Kitchen.
Two Bedrooms. Shower Room.
OUTSIDE: Gardens front and rear. Drive to garage.

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Floor Plan:



16 PERCY ROAD, HUNMANBY

Upvc Door to:

ENTRANCE PORCH

Upvc double glazed windows.

ENTRANCE HALL

Radiator. **Access via a pull-down ladder to part boarded loft housing the gas combination boiler.**

LOUNGE

5.02m x 3.04m (16'6" x 10'0")

Fitted gas fire. Wall lights. Radiator. Picture rail. Wide upvc double glazed 'Georgian style' bow window.



KITCHEN

2.94m x 2.43m (9'8" x 8'0")

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



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WET ROOM

2.18m x 1.62m (7'2" x 5'4")

Electric shower. Handbasin and wc. Tiled walls. Radiator. Upvc double glazed window.



BEDROOM ONE

3.32m x 3.30m (10'11" x 10'10")

Radiator. Wall lights. Upvc double glazed window.

BEDROOM TWO

2.74m x 2.43m (9'0" x 8'0")

Radiator. **Upvc double glazed sliding patio doors.**



OUTSIDE:

Front garden. Double width drive to detached single **GARAGE with light and power and electric up and over door.** Enclosed south facing rear garden **SUMMERHOUSE. 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. Church, 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