



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.

DMA

ESTATE
AGENTS



9 STRICKLAND ROAD, HUNMANBY YO14 0NG



Freehold £265,000

FEATURES

- * Three bedroom detached dormer home.
- * Located in the corner of a cul-de-sac.
- * Modern dining kitchen.
- * Upvc double glazing.
- * New gas central heating boiler.
- * All new electrics.
- * Modern shower room.
- * Good sized gardens.
- * Drive to large garage.
- * EV charging point.
- * **EPC Rating: D.**
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Side to Entrance Hall. Lounge. Large Breakfast Kitchen. Shower Room.
FIRST FLOOR:	Three Bedrooms.
OUTSIDE:	Drive to large garage. Good size corner gardens.

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

9 STRICKLAND ROAD, HUNMANBY

Upvc Side Door to:

ENTRANCE HALL

Two understairs cupboards.
Radiator.



LOUNGE
6.04m x 2.99m (19'10" x 9'10")

Multi-fuel log burner with timber mantel. Wall lights. Radiator. Side upvc double glazed window and wide upvc double glazed Bay window.



/ continued over

SHOWER ROOM

2.56m x 1.45m (8'5" x 4'9")

Walk-in shower. Handbasin and wc with vanity units. Tall chrome ladder radiator. Radiator. Extractor fan. Upvc double glazed window.



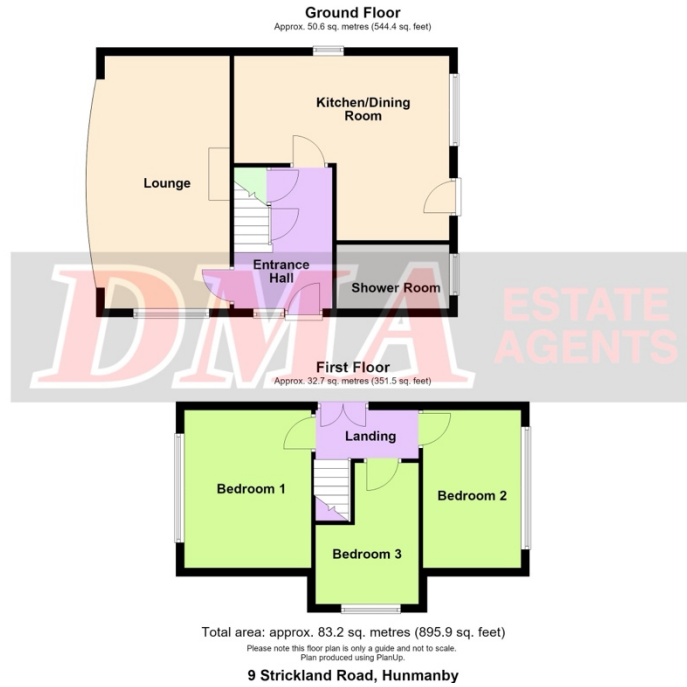
L-SHAPED KITCHEN / DINER

5.13m x 4.41m (16'10" x 14'6")

Excellent range of modern units comprising of deep white 'Belfast' style sink. Base units with worktops over. Matching wall cupboards. Ceramic hob. Built-in oven with extractor hob above. Plumbing for automatic washing machine and dishwasher. Built-in cupboard housing 'new' gas combination boiler. Cupboard for an integrated tall 'fridge freezer. Inset spotlights. Radiator. Upvc double glazed window. Upvc rear door.



Floor Plan:



LANDING

Large storage cupboard.



BEDROOM ONE

3.78m x 3.17m (12'5" x 10'5")

Eaves storage. Radiator. Upvc double glazed window.



BEDROOM TWO

3.78m x 2.36m (12'5" x 7'9")

Eaves storage. Radiator. Upvc double glazed window.



BEDROOM THREE
3.55m x 2.56m (11'8" x 8'5")

Built in cabin bed. Radiator. Upvc double glazed window.



OUTSIDE:

Large front garden. Drive to large **GARAGE 5.68m x 3.55m** (18'8" x 11'8"). Integral **SHED 1.67 x 1.21** (5'6" x 4'0"). Electric car charger. Large fenced corner garden.



Council Tax Band **C.**

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 follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first turning on the right onto Wharfedale bearing left at the junction with Cawthorne Crescent. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents