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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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AGENTS

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**ESTABLISHED 1992**



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# DMA

ESTATE  
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**'SHOE BUTTONS COTTAGE'**  
**20 GAP ROAD, HUNMANBY GAP YO14 9QP**



**Freehold £330,000**

#### FEATURES

- \* **Superb two bedroom detached bungalow with large loft room.**
- \* Located on a private cul-de-sac close to the sea and beach in this exclusive sought after location.
- \* **Views to the sea from the front of the property and views over open fields to the rear.**
- \* Ideal second home or holiday let.
- \* Non standard construction.
- \* Upvc double glazing.
- \* Oil fired central heating to radiators.
- \* Log burner.
- \* Modern kitchen and shower room.
- \* Conservatory.
- \* Driveway with parking and garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: F.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Door to Lounge / Dining Room. Kitchen. Conservatory. Shower Room. Bedroom. Open Plan Bedroom / Sitting Room.

FIRST FLOOR: Large Loft Room (current used as Bedroom & Bathroom).

OUTSIDE: Front garden. Drive to integral garage. Enclosed rear garden.

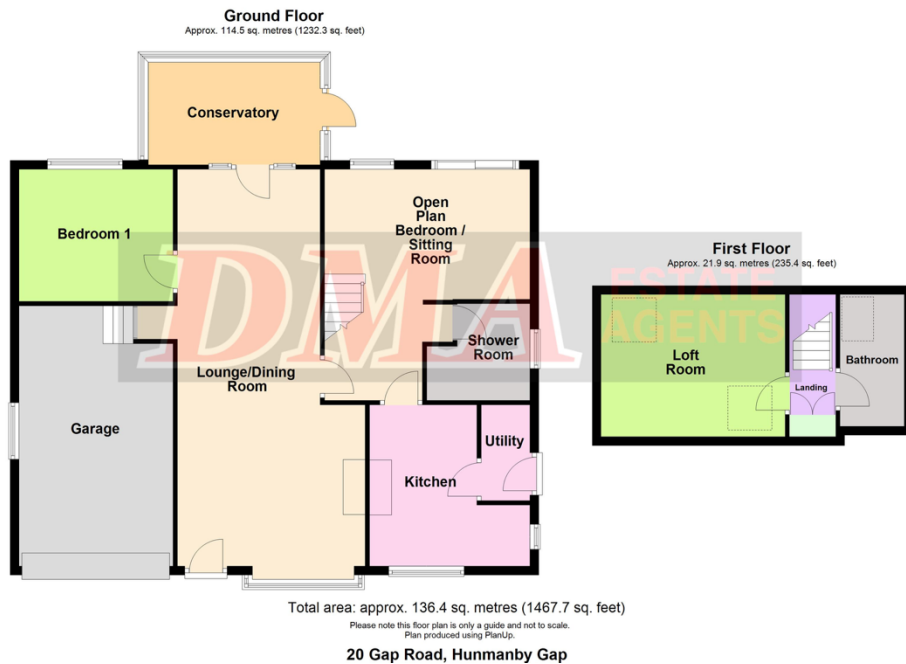
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20 GAP ROAD, HUNMANBY GAP

**Front Door to:**

**Floor Plan:**



**LOUNGE / DINING ROOM**

**9.38m x 4.26m narrowing to 3.25m**  
(29'7" x 14'0" narrowing to 10'8")

Feature 'see through' fireplace (into kitchen) with log burner, pine mantle, surround and paved hearth. Two radiators. **Upvc double glazed bay window with sea views. Upvc double glazed door.**



/ continued over

## CONSERVATORY

2.33m x 3.91m (7'8" x 12'10")

Radiator. Upvc double glazed windows with views over fields to the rear. Upvc door.



## KITCHEN

3.65m x 3.65m narrowing to 2.43m  
(12'0" x 12'0" narrowing to 8'0")

Inset stainless steel sink and drainer. Modern base cupboards with marble worktops over. Matching wall cupboards. Built-in double oven. Gas hob with chrome extractor fan over. Integrated 'fridge and freezer. 'See through' feature fireplace (open to Lounge) with log burner, pine mantle, surround and paved hearth. Inset spotlights. Upvc double glazed window.



Council Tax Band C.

## LOCATION:

Hunmanby Gap is a beautiful, peaceful, and sandy beach on the North Yorkshire coast, just 2 miles from the village of Hunmanby and south of Filey, referred to as a hidden gem with vast sands perfect for walking, dog-friendly exploring, and coastal views, featuring a cliff-top car park and a beach cafe. It offers long stretches of miles of golden sands and access to the coast path, making it ideal for escaping crowds even in summer, with trails leading towards Filey or Reighton at low tide.

## DIRECTIONS:

Take the Bridlington road from Filey and turn left off the A165 in about three miles just after the restaurant (signposted Hunmanby Gap). Continue to the end of the road and turn right onto Gap Road. The property is located on the right hand side.

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





## Upvc Side Door to:

### ENTRANCE PORCH / UTILITY

Plumbing for automatic washing machine. Space for tumble dryer.



### SHOWER ROOM

2.33m x 2.18m (7'8" x 7'2")

Large shower cubicle with 'Mira' electric shower. Handbasin and wc in vanity unit. Tiled floor. Inset spotlights. Heated towel rail. Upvc double glazed window.

### BEDROOM ONE

2.50m x 2.99m (11'6" x 9'10")

Radiator. Upvc double glazed window.





## INNER HALLWAY

Radiator.

## OPEN PLAN BEDROOM / SITTING ROOM

4.92m x 2.89m (16'2" x 9'6")

Two radiators. Upvc double glazed window with views over open fields. Upvc double glazed doors to the garden.



**Stairs to:**

**FIRST FLOOR:**

## LANDING

Built-in cupboard. Inset spotlights.

## LOFT ROOM

4.16m x 3.22m (13'8" x 10'7")

Built-in cupboards. Inset spotlights. Radiator. 'Velux' window to front with sea views. 'Velux' window to rear with views over fields.



## BATHROOM

2.99 x 1.44m (9'10" x 4'9")

Bath, handbasin and wc. Inset spotlights. Heated towel rail. 'Velux' window with views over fields to rear.



## OUTSIDE:

Front garden with sea views. Driveway with parking for several cars.

**Integral GARAGE 5.28m x 3.04m (17'4" x 10'1s")** with light and power. Electric up and over door. Wall mounted oil central heating boiler. Upvc double glazed window.

**Enclosed rear garden with lawn and patio area with views over fields.**

**TWO SUMMERHOUSES. GREENHOUSE.**

