



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.
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- * 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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www.dmaestateagents.co.uk
ESTABLISHED 1992



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4 HAMERTON ROAD, HUNMANBY YO14 0LG



Freehold £195,000

FEATURES

- * Two bedroom detached bungalow.
- * Located in this popular large village.
- * Electric night storage heating.
- * Upvc double glazed windows.
- * Front and rear gardens.
- * Driveway.
- * Fully insulated garden lodge incorporating wc.
- * **EV charging point.**
- * **EPC Rating: E.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Entrance Hall. Kitchen. Lounge. Bathroom. Two Bedrooms.
OUTSIDE:	Front garden. Driveway. Side and rear gardens. Garden Lodge incorporating wc.

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4 HAMERTON ROAD, HUNMANBY

Upvc Side Door to:

ENTRANCE HALL

Electric night storage heater. Built-in cupboard.

KITCHEN

2.94m x 2.64m (9'8" x 8'8")

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



LOUNGE

4.87m x 3.86m (16'0" x 12'8")

Electric fire in surround. Electric night storage heater. Upvc double glazed window.



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BEDROOM ONE

3.58m x 3.35m (11'9" x 11'0")

Fitted wardrobes with sliding doors. Electric night storage heater. Upvc double glazed window.



BEDROOM TWO

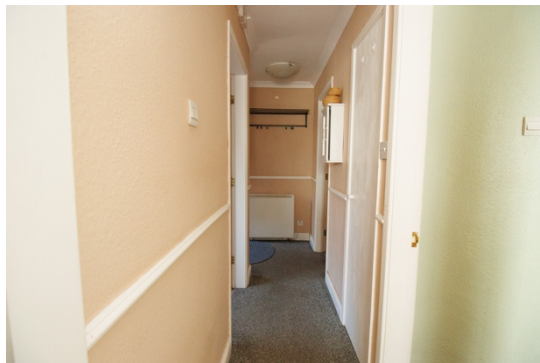
3.17m x 2.64m (10'5" x 8'6")

Electric night storage heater. Upvc double glazed window.



INNER HALL

Electric night storage heater.



BATHROOM

2.08m x 1.52m (6'10" x 5'0")

Bath with electric shower over and shower screen. Handbasin and wc in vanity unit. Extractor fan. Chrome ladder towel radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Block paved driveway. Rear garden. Brick built BBQ. Raised beds.



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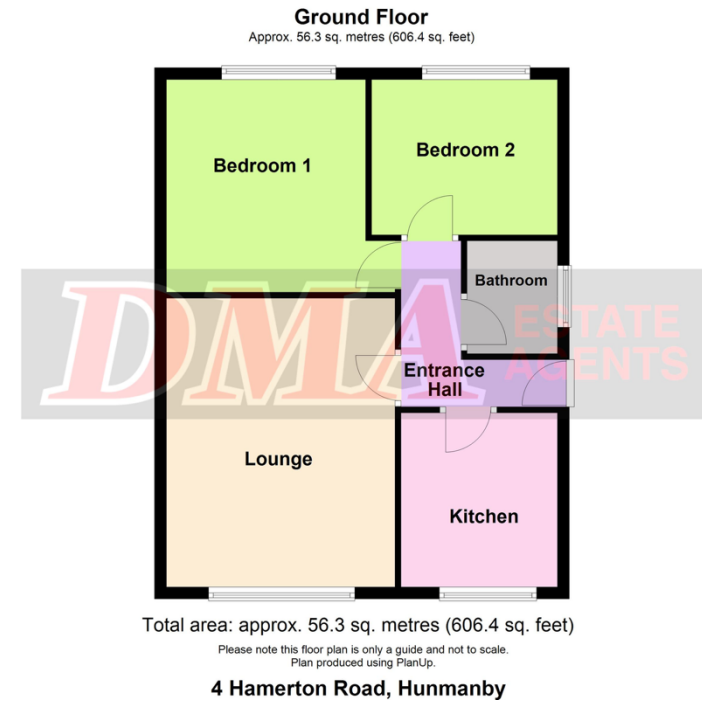
GARDEN LODGE **3.32m x 2.10m (10'11" x 6'11")**

Fully insulated with light and power. **Incorporating WC 1.21m x 0.91m (4'0" x 3'0")** with handbasin (cold water supply).



SUMMERHOUSE / BAR **2.38m x 2.41m (7'10" x 7'11")**

Floor Plan:



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:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby. As you enter the village take the second turning on the left into Hungate Lane, then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Take the first left onto Constable Road and Hamerton Road is the third turning on the left. The bungalow is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents