



**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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



58 CONSTABLE ROAD, HUNMANBY YO14 0LH



Freehold £89,950

### FEATURES

- \* Ideal for first time buyers or investor.
- \* One bedroom end terrace house.
- \* Situated in this popular large village.
- \* Gas central heating. Upvc double glazing.
- \* Shower room. Small front garden.
- \* Car parking to the rear.
- \* **Sold with no onward chain.**
- \* Viewing recommended.

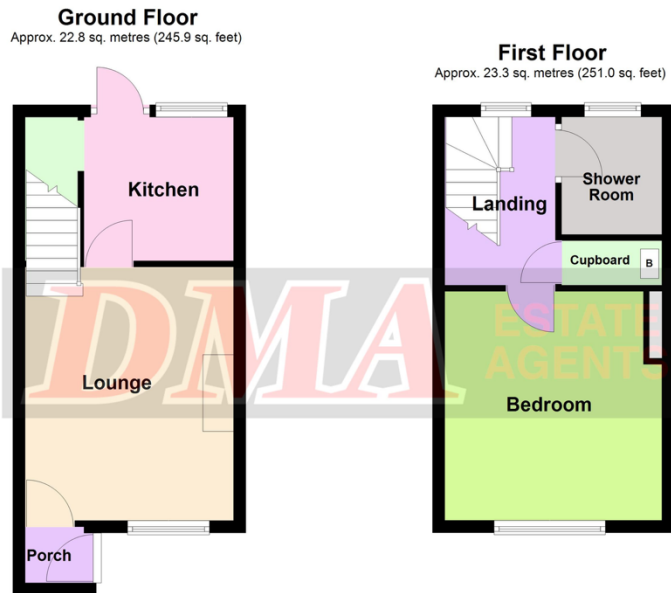
### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Lounge. Kitchen.
FIRST FLOOR:	Two Bedrooms. Shower Room.
OUTSIDE:	Small front garden. Parking to the rear.

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



**Floor Plan:**



Total area: approx. 46.2 sq. metres (496.9 sq. feet)

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

**58 Constbale Road, Hunmanby**

58 CONSTABLE ROAD, HUNMANBY

**Upvc Front Door to:**

**ENTRANCE PORCH**

Radiator.



**LOUNGE**

**4.14m x 3.58m (13'7" x 11'9")**

Inset gas 'living flame' coal effect fire in 'Adams' style surround with marble back and hearth. Radiator. Upvc double glazed window.



**KITCHEN**

**3.53m x 2.33m (11'7" x 7'8")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Understairs cupboard. Radiator. Upvc double glazed window. **Upvc rear door.**



/ continued over

**Stairs from Lounge to:**

**FIRST FLOOR:**

**LANDING**

Large store cupboard housing new 'Ideal' standard gas combination boiler. Upvc double glazed window. **Loft access.**



**SHOWER ROOM**  
1.93m x 1.65m (6'4" x 5'5")

Quadrant shower cubicle. Handbasin and wc.

**BEDROOM ONE**

3.65m x 3.60m (12'0" x 11'10")

Radiator. Upvc double glazed window.



**OUTSIDE:**

Small front garden. Parking to the rear.



**Council Tax Band**      **A.**

**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 village. As you enter the village take the second turning on the left onto Hungate Lane then immediately left again onto Fountayne Road (Stonegate Garage on the corner). Constable Road is the first turning on the left. The property is located on the left hand side.

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