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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.
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www.dmaestateagents.co.uk
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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

9 BARDNEY ROAD, HUNMANBY YO14 0LX

Freehold £289,000

FEATURES

* **Ideal family home.**
* Well presented newly extended three bedroom link detached house.
* Conveniently located for the village centre.
* Upvc double glazed windows.
* Gas central heating to radiators.
* Recently rewired.
* Through lounge / diner.
* Utility Room.
* Sun room.
* Attached garage (fully sound proofed).
* Front garden.
* Long enclosed rear garden.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Through Lounge / Dining area. Sun Room. Kitchen. Utility Room.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Front garden. Integral garage. Long rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Front Door to ENTRANCE PORCH

ENTRANCE HALL

Radiator.

THROUGH LOUNGE / DINING AREA

Lounge **4.14m x 3.86m** (13'7" x 12'8")

Feature fireplace with gas fire in oak surround and marble hearth. Wall lights. Radiator. Upvc double glazed bow window.

Dining Area **2.67m x 2.89m** (8'9" x 9'6")

Serving hatch. Radiator.

/ continued over

Upvc double glazed door to.

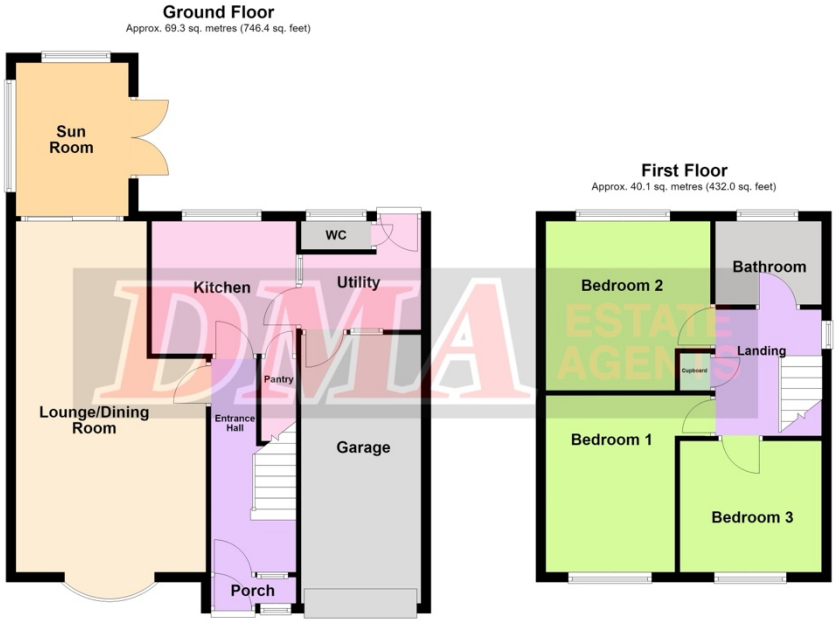
SUN ROOM **3.12m x 2.28m** (10'3" x 7'6")

Wood flooring. Upvc double glazed windows. ***Upvc double glazed doors to the garden.***

KITCHEN **2.74m x 2.68m** (9'0" x 8'10")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall units. Breakfast bar. Electric cooker with stainless steel extractor hood above. Cupboard housing gas combination boiler. Walk-in pantry. Inset spotlights. Tiled walls. Radiator. Two upvc double glazed windows. ***Upvc door.***

Floor Plan:



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

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

9 Bardney Road, Hunmanby

Drive to **integral GARAGE 2.87m x 3.43m** (9'5" x 11'3") **with light, power and electric door.** Fully acoustic insulated and carpeted. Electric up and over door. Range of built in cupboards and shelving. Space for under counter 'fridge and tumble dryer.

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 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). Take the first turning on the right into Bardney Road and the property is located on the right hand side after the bend.

Viewing strictly by appointment only through DMA Estate Agents

UTILITY ROOM
2.43m x 2.20m (8'0" x 7'3")

Inset round stainless steel sink. Base cupboards with worktops over. Plumbing for automatic washing machine. Provision for 'fridge freezer. Wall light. Fully tiled. ***Door to integral GARAGE. Upvc rear door.***

SEPARATE WC

Upvc double glazed window.

FIRST FLOOR:

LANDING

Airing cupboard. Upvc double glazed window. ***Access to loft with electric.***

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BEDROOM ONE **3.50m x 3.35m** (11'6" x 11'0")

Radiator. Upvc double glazed window.

BEDROOM TWO **2.87m x 3.43m** (9'5" x 11'3")

Radiator. Upvc double glazed window.

BEDROOM THREE
2.84m x 2.64m (9'4" x 8'9")

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

BATHROOM
2.13m x 1.70m (7'1" x 5'7")

Bath with electric 'Mira' shower over, handbasin and wc. Built-in tall cupboard. Inset spotlights. Fully tiled. Chrome ladder radiator / towel rail. Upvc double glazed window.

OUTSIDE:

Front garden. Long enclosed rear garden with gate at the bottom giving easy access to the village centre. Patio area.

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