



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



48 SANDS LANE, HUNMANBY YO14 0LT



Freehold £525,000

FEATURES

- * Large five bedroom detached house.
- * Built in the late 1980's by a well known local builder.
- * The property boasts very spacious accommodation.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Large integrated double garage and second large detached garage with large workshop.
- * Good size gardens.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

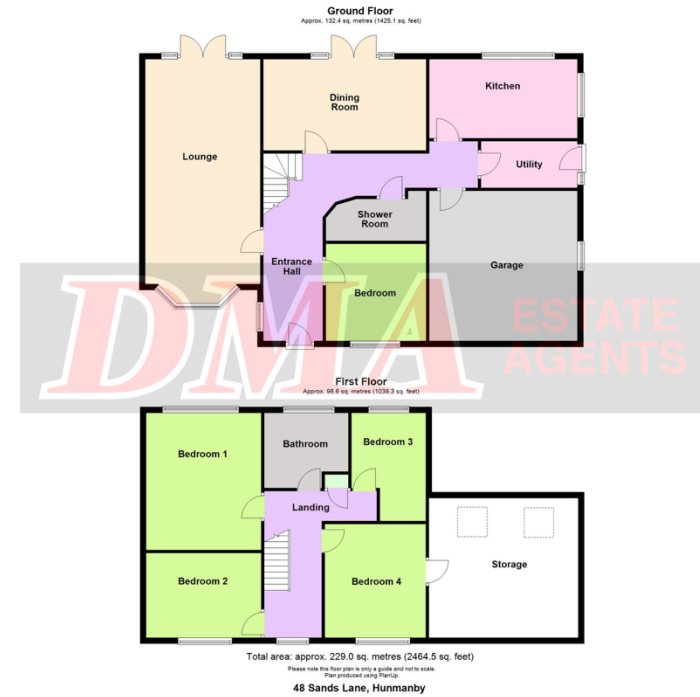
GROUND FLOOR: Front Door to Spacious Entrance Hall. Lounge.
Dining Room. Kitchen. Utility Room. Wet Room. Bedroom.
Integrated Garage.

FIRST FLOOR: Four Bedrooms. Bathroom. Large Attic Room / Store.

OUTSIDE: Front garden. Drive to large rear gardens with garage /
workshop. Summer house.

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

Floor Plan:



48 SANDS LANE, HUNMANBY

Upvc Front Door to:

ENTRANCE HALL

Feature curved wall. Wall lights. Radiator. Upvc double glazed window.



LOUNGE

7.62m x 3.91m (25'0" x 12'10")

Fire set in feature fireplace. Wall lights. Radiator. Upvc double glazed bow window.
Upvc double glazed patio doors to garden.



/ continued over

DINING ROOM

5.48m x 3.09m (18'1" x 10'2")

Wall lights. Radiator. **Upvc double glazed patio doors to garden.**



KITCHEN

5.02m x 2.66m (16'6" x 8'9")

Inset sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Electric hob with extractor hood above. Built-in double oven. Spot lights. Laminate floor. Radiator. Two upvc double glazed windows.



OUTSIDE:

Front garden laid to lawn with large driveway and ample parking for several vehicles. **Large integrated GARAGE 5.02m x 5.08m** (16'6" x 16'8") (currently used as a games room). Large rear garden with patio area and lawn. **SUMMER HOUSE** with patio area at rear and undercover seating area. **Large detached GARAGE 6.09m x 5.18m** (20'0" x 17'") / **WORKSHOP 5.35m x 4.87m** (17'7" x 16'0").



Council Tax Band E.

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 Filey take the Bridlington Road out of town. Turn right off the A165 just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village and take the second turning left onto Hunmanby turning left at the end of the junction with Bridlington Street. Sands Lane is the second turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

UTILITY ROOM
3.27m x 1.60m (10'9" x 5'3")

Plumbing for automatic washing machine and dryer. Tall cupboard. Wall cupboard. **Upvc rear door with side window.**
Door to GARAGE.



WET ROOM

Shower, handbasin and wc. Heated towel rail

BEDROOM / STUDY
3.40m x 3.30m (11'2" x 10'10")

Radiator. Upvc double glazed window.



48 Sands Lane, Hunmanby - continued-

FIRST FLOOR:

LANDING

Airing cupboard housing immersion heater. Radiator. Upvc double glazed window.



BEDROOM ONE

4.64m x 3.88m (15'3" x 12'9")

Radiator. Upvc double glazed window.



BEDROOM TWO
3.88m x 2.05m (12'9" x 6'9")

Radiator. Upvc double glazed window.

/ continued over

BATHROOM

2.84m x 2.54m (9'4" x 8'4")

Corner bath. Corner shower cubicle. Handbasin and wc. Upvc double glazed window.



BEDROOM THREE

3.50m x 2.81m (11'6" x 9'3")

Radiator. Upvc double glazed window.

BEDROOM FOUR

3.86m x 3.42m (12'8" x 11'3")

Radiator. Upvc double glazed window.



Door to:

LARGE ATTIC ROOM / STORE

5.02m x 4.72m (16'6" x 15'6")

Radiator. Two 'Velux' windows.