



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.

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Proprietors: **David Mansfield ATTON FNAEA.**
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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45 CONSTABLE ROAD, HUNMANBY YO14 0LH



Freehold £254,750

FEATURES

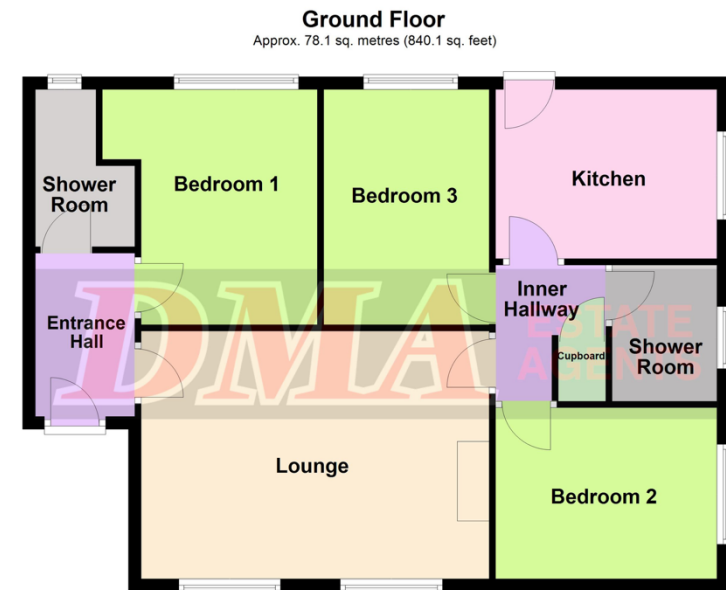
- * Well presented three bedroom detached bungalow.
- * Located in the centre of this popular large village.
- * Overlooking a large grassed area.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and shower rooms.
- * Attached garage.
- * Gardens to front and low maintenance enclosed rear garden.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

- INTERNAL: Front Door to Entrance Hall. Shower Room. Lounge.
Three Bedrooms. Family Shower Room. Kitchen.
- OUTSIDE: Driveway to attached brick garage. Gardens to the front and side.
Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 78.1 sq. metres (840.1 sq. feet)

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

45 Constable Road, Hunmanby



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.

Council Tax Band C.

DIRECTIONS:

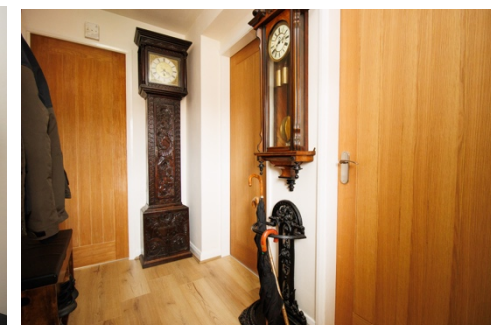
Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village. As you enter the village take the second turning left onto Hungate Lane then immediately first (Stonegate Garage on the corner) into Fountayne Road. Constable Road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

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Laminate flooring. Radiator.



LOUNGE

5.46m x 3.88m (17'11" x 12'9")

Inset 'coal effect' electric fire in fireplace with wooden surround. Two radiators. Two upvc double glazed windows.



KITCHEN

3.45m x 2.66m (11'4" x 8'9")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Space for undercounter 'fridge and freezer. Plumbing for automatic washing machine and dishwasher. Upvc double glazed window. **Upvc double glazed rear door.**



BEDROOM ONE

3.78m x 3.37m (12'5" x 11'1")

Laminate flooring. Radiator. Upvc double glazed window.



SHOWER ROOM

Shower cubicle with 'Triton Cora' shower. Handbasin in vanity unit and wc. Upvc double glazed window.



INNER HALL

Cupboard housing combination boiler (installed 2022). **Loft access.**

BEDROOM TWO

3.47m x 2.69m (11'5" x 8'10")

Radiator. Upvc double glazed window.



FAMILY SHOWER ROOM

2.13m x 1.65m (7'0" x 5'5")

Large walk-in shower cubicle with 'Mira' electric shower and glass sliding door. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.



BEDROOM THREE / DINING ROOM

3.78m x 2.59m (12'5" x 8'6")

Radiator. Upvc double glazed window.



OUTSIDE:

Gardens to the front and side overlooking the park. Drive to **GARAGE 5.89m x 2.51m** (19'4" x 8'3") with electric light and power and electric door. Enclosed rear garden.