



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**
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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19 GRIMSTON ROAD, HUNMANBY YO14 0NF



Freehold £205,500

FEATURES

- * Three bedroom semi-detached bungalow.
- * Located in this popular large village.
- * Electric heating.
- * Upvc double glazing.
- * Conservatory.
- * Brick built garage.
- * Gardens to front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: F.**
- * Viewing is highly recommended.

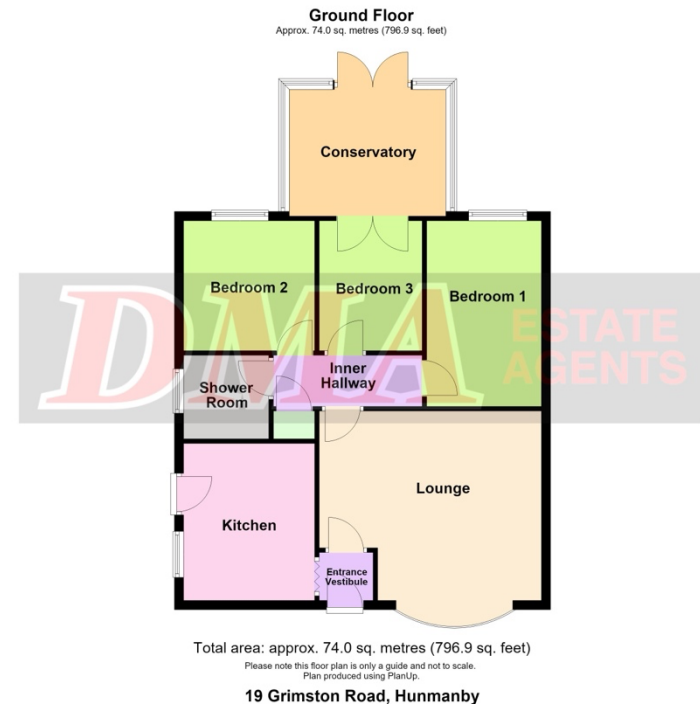
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Kitchen. Inner Hall.
Three Bedrooms. Bathroom.

OUTSIDE: Front and rear gardens. Drive to brick garage.

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Floor Plan:



OUTSIDE

Front garden. Drive to brick built **GARAGE 2.74m x 5.28m** (9'0" x 17'4") with electric light, power and water. Enclosed rear garden.



Council Tax Band **B.**

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 just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate then immediately first left (Stonegate Garage on the corner) onto Fountayne Road. Continue along Fountayne Road until the road forks and bear left onto Grimston Road. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE VESTIBULE



LOUNGE

4.83m x 4.11m (15'10" x 13'6")

Electric fire in 'Adams style' feature fireplace. Wall lights. Electric radiator. Upvc double glazed Georgian style bow window.



KITCHEN

3.35 x 2.67 (11'0" x 8'9")

Inset white sink, vegetable sink and drainer. Good range of base cupboards with wood effect work tops over. Matching wall cupboards. Inset electric hob. Built-in electric oven. Plumbing for automatic washing machine. Space for under counter 'fridge and freezer. Upvc double glazed window. **Upvc rear door.**





INNER HALL

Airing cupboard with immersion heater. Electric radiator.

BEDROOM ONE 4.04m x 2.49m (13'3" x 8'2")

Built-in wardrobes. Upvc double glazed window.



BEDROOM TWO 2.95m x 2.84 (9'8" x 9'4")

Upvc double glazed window.

BATHROOM

Large shower cubicle with electric 'Triton' shower. Handbasin in vanity unit and wc. Heated towel rail. Upvc double glazed window.



BEDROOM THREE / DINING ROOM

3.45m x 1.98m (11'4" x 6'6")



Double Doors to:



CONSERVATORY 3.40m x 2.74m (13'3" x 8'2")

Upvc double glazed windows. **Upvc patio doors to the garden.**