

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.
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- * Free accompanied viewing.
- * Dedicated sales progression.
- * Prominent town centre location.
- * Modern walk-round self selection display.

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43 FOUNTAYNE ROAD, HUNMANBY YO14 0LU



Freehold £190,000

FEATURES

- * Spacious two bedroom detached bungalow.
- * **The property benefits from newly installed fully owned Photovoltaic solar panels.**
- * Oil central heating.
- * Conveniently located for the village centre and amenities.
- * Upvc double glazed windows.
- * Large conservatory.
- * Drive to garage.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Lounge. Kitchen. Inner Hall. Two Double Bedrooms. Wet Room. Large Conservatory.

OUTSIDE: Gardens front and rear. Drive to brick built garage.

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FLOOR PLAN:



43 FOUNTAYNE ROAD, HUNMANBY

Upvc Front Door to:

ENTRANCE HALL

Radiator.

LOUNGE

4.88m x 4.11m (16'0" x 13'6")

Feature mock stone fireplace. Two radiators. Upvc double glazed window. Upvc double glazed bow window.



KITCHEN

3.40m x 2.54m (11'2" x 8'4")

Inset stainless steel sink and drainer. Base units with Onyx effect worktops over. Wall cupboards. Pantry. Ceramic hob. Built-in oven. Wall mounted oil fired 'Trianco Redfire' boiler to radiators and domestic hot water. Plumbing for automatic washing machine and dishwasher. Upvc double glazed window. **Upvc rear door.**



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INNER HALL

Airing cupboard with immersion heater.

BEDROOM ONE

4.27m x 3.20m (14'0" x 10'6")

Radiator. Upvc double glazed window.



Upvc Patio Doors to:



CONSERVATORY

4.88m x 2.44m (16'0" x 8'0")

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

BEDROOM TWO

4.04m x 3.05m (13'3" x 10'0")

Radiator. Upvc double glazed window.



WET ROOM

Walk-in shower with electric shower, handbasin in vanity unit and wc. Radiator. Upvc double glazed window.



OUTSIDE:

Paved front drive with parking for multiple vehicles. Drive to detached **GARAGE 5.49m x 2.74m (18'0" x 9'0") with electric light and power.** Side door. Rear garden well enclosed with fencing. **The property benefits from newly installed fully owned Photovoltaic solar panels.**



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. 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). The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents