

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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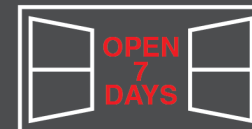
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15 MUSTON ROAD, HUNMANBY YO14 0JY



Freehold £375,000

FEATURES

- * Well presented two double bedroom detached house offering excellent spacious accommodation.
- * Located on a sought after road in this popular large village.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern dining kitchen and bathroom.
- * Upvc double glazed sun room.
- * Ground floor WC.
- * Gardens to the front and rear.
- * Long drive to garage.
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Side Door to Entrance Porch. Entrance Hall. Separate WC. Lounge. Dining Kitchen. Sun Room
FIRST FLOOR:	Two Double Bedrooms. Large Bathroom.
OUTSIDE:	Gardens front and rear. Long drive to garage.

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

ENTRANCE HALL

Understairs cupboard. Oak flooring. Radiator.



REAR PORCH

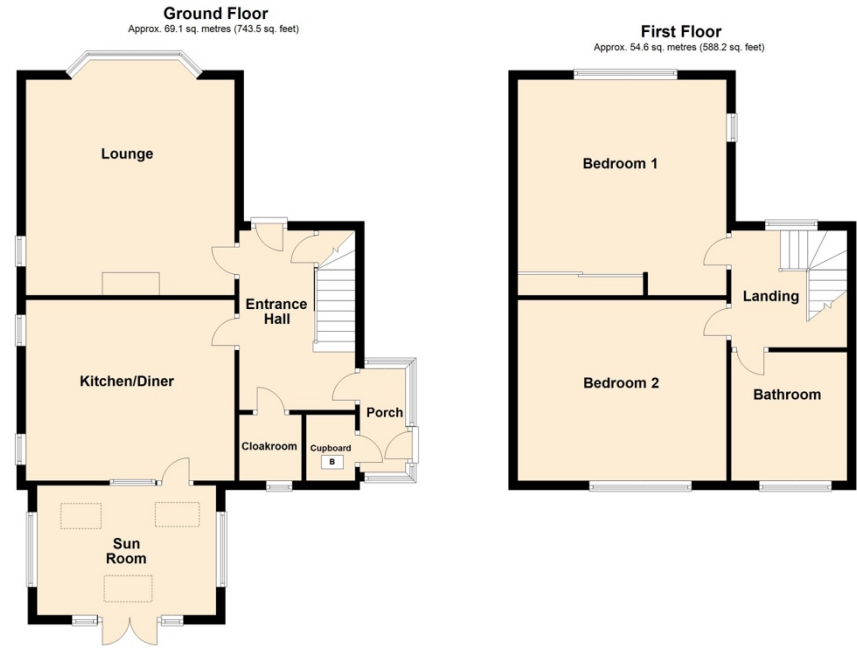
Cupboard housing gas combination boiler.



SEPARATE WC

Handbasin and wc in vanity unit. Tiled walls. Upvc double glazed window.

FLOOR PLAN:



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)

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

15 Muston Road, Hunmanby - continued



Council Tax Band D.

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 out of Filey and turn right at the roundabout on the A165 road. Take the first left into Muston village and turn left again signposted Hunmanby opposite the Ship Inn. Continue out of Muston to Hunmanby and the property is located on the right hand side as you come into the village.

Viewing strictly by appointment only through DMA Estate Agents

LOUNGE

4.72m x 4.57m (15'6" x 15'0")

Gas fire with attractive surround. Wall lights. Two radiators. Upvc double glazed side window. Upvc double glazed bay window.



DINING KITCHEN

4.52m x 3.96m (14'10" x 13'0")

Inset stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall units. Gas 5-ring hob. Built-in electric oven. Extractor hood above. Integrated dishwasher, washing machine and dryer. Integrated tall 'fridge / freezer and tall freezer. Three upvc double glazed windows.



/ continued over

Upvc door to:

SUN ROOM

3.91m x 2.84m (12'10" x 9'4")

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



FIRST FLOOR:

LANDING

Radiator. Upvc double glazed window. *Access to large loft space.*



BEDROOM ONE

3.68m x 3.12m (12'1" x 10'3")

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window. **Upvc double glazed window with views to the sea.**



BEDROOM TWO

3.71m x 3.33m (12'2" x 10'11")

Built-in cupboard. Radiator. Upvc double glazed window.



BATHROOM

2.82m x 2.54m (9'3" x 8'4")

Bath, handbasin in vanity unit and wc. Separate double shower cubicle with mixer shower. Fully tiled walls. Extractor fan. Radiator. Upvc double glazed window.

OUTSIDE:

Front garden with lawn and borders. Long driveway enclosed at the front building line by gates to timber **GARAGE**. Enclosed rear garden with lawn and borders.

