

## 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



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- \* 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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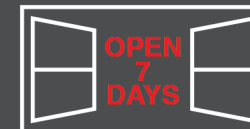
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# DMA

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9 COWLINGS CLOSE, HUNMANBY YO14 0ND



Freehold £240,000

### FEATURES

- \* Spacious two bedroom detached house.
- \* Situated on a good size corner plot in a cul-de-sac.
- \* Located in the popular large village of Hunmanby.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Large dining kitchen.
- \* Modern bathroom.
- \* Separate shower room.
- \* Good size gardens.
- \* Drive to car port and garage.
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

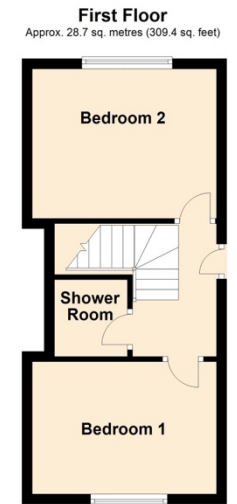
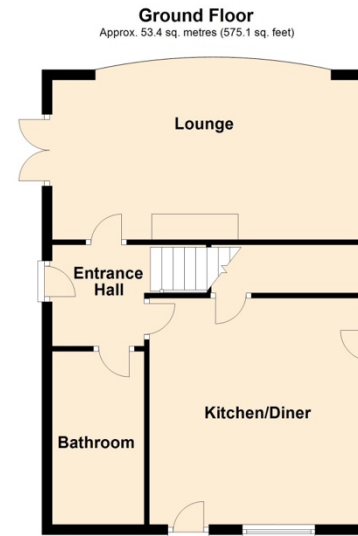
GROUND FLOOR: Upvc Front Door to Entrance Hall. Lounge. Large Dining Kitchen. Bathroom.

FIRST FLOOR: Two Bedrooms. Shower Room.

OUTSIDE: Front and rear gardens. Drive to garage.

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



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

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

**9 Cowlings Close, Hunmanby**



**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 village. 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). Continue along Fountayne Road taking the third turning on the left onto Grimston Road. Take the next turning on the right onto Havercroft Road and Cowlings Close is the first turning on the left. The property is located immediately on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

**Upvc Double Glazed Door to ENTRANCE HALL**

**LOUNGE**

**6.10m x 3.12m widening to 3.98  
(20'1" x 10'3" widening to 13'1")**

Two radiators. Wide upvc double glazed window. Upvc double glazed window. *Upvc patio doors leading onto enclosed decking area.*



**BATHROOM**

Large white bath with mixer shower over. Handbasin and wc. Radiator. Upvc double glazed window.

## DINING KITCHEN

4.41m x 4.19m (14'6" x 13'9")

Inset white sink and drainer. Good range of base cupboards with worktops over. Matching wall cupboards. Electric cooker point with stainless steel extractor hood above. Provision for 'fridge. Plumbing for dishwasher. Cupboard housing gas combination boiler. Spotlights. Radiator. Upvc double glazed window. **Upvc door to covered pergola at the rear. Upvc side door to drive.**



## FIRST FLOOR:

### LANDING

*Access to eaves storage.*

## BEDROOM ONE

3.65m x 3.22m (12'0" x 10'7")

Radiator. Upvc double glazed window.



## BEDROOM TWO

3.60m x 2.59m (11'10" x 8'6")

Radiator. Upvc double glazed window.



## SHOWER ROOM

Shower cubicle with mixer shower. Handbasin and wc. Ladder radiator.

## OUTSIDE:

Drive to **GARAGE 5.94m x 2.62m (19'6" x 8'7") with light and power.** Good size enclosed rear garden. **WORKSHOP. Enclosed covered PERGOLA.**

