

## 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.*

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



Proprietors: **David Mansfield ATTON FNAEA.**  
**Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

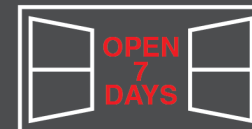
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE  
AGENTS



18 HARBOROUGH CLOSE, HUNMANBY YO14 0NA



Freehold £270,000

### FEATURES

- \* Spacious three bedroom detached bungalow.
- \* Located in a cul-de-sac.
- \* Built in the 1970's by Tarmac Homes.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Upvc fascias and soffits.
- \* Large gardens front and rear.
- \* Drive to garage.
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

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

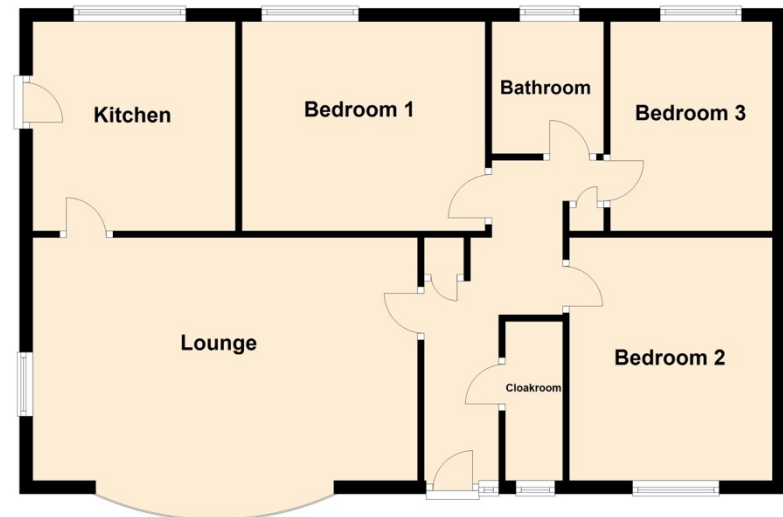
OUTSIDE: Good sized front garden. Drive to garage. Large rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)

***Floor Plan:***

**Ground Floor**

Approx. 77.0 sq. metres (829.2 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 sq. feet)

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

**18 Harborough Close, Hunmanby**

**OUTSIDE:**

Good size front garden with lawns and borders. Drive to **GARAGE with light and power**. Good size rear garden with lawns, borders, patio area and greenhouse.



**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 and at the centre of the village take the road to Bridlington. Turn second left after the post office onto Fountayne Road and Harborough Close is the second turning on the right. The property is located on the right hand side.

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

**Front Door to:**

**ENTRANCE HALL**

Two cupboards. Laminate floor. Radiator.



**CLOAKROOM**

Handbasin and wc. Tiled floor.

**KITCHEN**

**3.04m x 3.14m (10'0" x 10'4")**

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Hob with extractor hood above. Built-in eye level double oven. Plumbing for automatic washing machine. Provision for 'fridge freezer. 'Ideal' gas central heating boiler to radiators. Tiled floor. Radiator. Upvc double glazed window. *Upvc rear door.*



**LOUNGE**

**5.79m x 3.68m** (19'0" x 12'1")

Laminate floor. Wall lights. Radiator. Upvc double glazed bow window and side window.



**BEDROOM TWO**

**3.65m x 3.04m** (12'0" x 10'0")

Laminate floor. Radiator. Upvc double glazed window.



**BEDROOM THREE**

**3.04m x 2.43m** (10'0" x 8'0")

Laminate floor. Radiator. Upvc double glazed window.

**BEDROOM ONE**

**3.65m x 3.04m** (12'0" x 10'0")

Laminate floor. Radiator. Upvc double glazed window.



**BATHROOM**

Bath with 'Mira' electric shower over. Handbasin and wc in ivory. Tiled walls and floor. Ladder radiator. Upvc double glazed window.

