

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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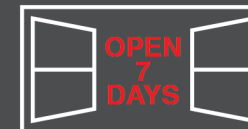
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52 BRIDLINGTON STREET, HUNMANBY YO14 0LW



Freehold £280,000

FEATURES

- * Large double fronted three bedroom semi-detached house.
- * Located in Hunmanby's village centre.
- * Refurbished with new kitchen, bathrooms, electric's and gas central heating.
- * Upvc double glazed windows.
- * Parking for two cars to the rear.
- * Small rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Kitchen and Dining Room.
Lounge. Study. Utility Room. Separate wc.
FIRST FLOOR: Three Bedrooms (one with ensuite shower room).
Bathroom.
OUTSIDE: Rear yard. Small rear garden. Large outside store. Parking
for two cars at the rear.

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

LARGE DINING KITCHEN

Kitchen Area

4.57m x 3.30m (15'0" x 10'10")

Inset white sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Provision for 'fridge / freezer. Integrated dishwasher. 'Logik' stove with extractor hood over. Breakfast bar with radiator. Inset spotlights. Radiator. Upvc double glazed window.



Dining Area

4.57m x 3.96m (15'0" x 13'0")

Multi-fuel fire. Feature exposed beams. Radiator. Upvc double glazed windows.



Floor Plan:



Total area: approx. 132.6 sq. metres (1426.8 sq. feet)

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

52 Bridlington Street, 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. At the centre of the village take the road to Bridlington and the property is located on the right hand side, just after the Co-op.

Viewing strictly by appointment only through DMA Estate Agents



BATHROOM

Bath with shower over and screen. Handbasin and wc in vanity unit. Inset spotlights. Chrome ladder radiator. Upvc double glazed window.

LOUNGE

4.26m x 3.91m (14'0" x 12'10")

Multi-fuel fire. Feature exposed beams. Deep understairs cupboard. Radiator. Two upvc double glazed windows.



OUTSIDE:

Rear yard. Small rear garden laid to lawn. Large **BRICK STORE** housing the gas combination boiler. Parking to the rear for two cars.



STUDY

2.59m x 2.13m (8'6" x 7'0")

Inset spotlights. Radiator. Two small upvc double glazed windows.



UTILITY ROOM

1.93m x 1.82m (6'4" x 6'0")

Stainless steel sink. Base cupboard with worktop over. *Upvc rear door.*

SEPARATE WC

Handbasin. Chrome ladder towel rail.



ENSUITE

Large shower cubicle. Handbasin in vanity unit and wc. Radiator. Upvc double glazed window.



FIRST FLOOR:



LANDING

BEDROOM TWO

4.52m x 3.20m (14'10" x 10'6")

Radiator. Upvc double glazed window.



BEDROOM ONE

**4.34m max x 3.96m
(14'3" max x 13'0")**

Radiator. Upvc double glazed window.



BEDROOM THREE

4.34m x 3.65m (14'3" x 12'0")

Radiator. Upvc double glazed window.

