



**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



COMMERCIAL SALES



Proprietors: **David Mansfield ATTON FNAEA.**  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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ESTATE AGENTS



2 HAMERTON ROAD, HUNMANBY YO14 0LG



Freehold £185,000

**FEATURES**

- \* Two bedroom detached bungalow.
- \* Located in this popular large village.
- \* Electric heating.
- \* Upvc double glazing.
- \* New upvc fascia and soffits.
- \* Modern kitchen.
- \* Concrete garage.
- \* South facing rear garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is recommended.

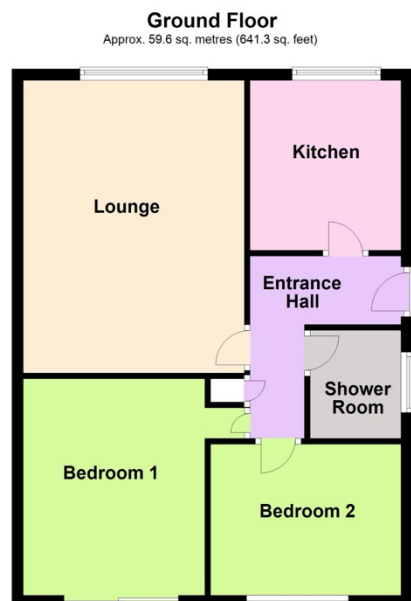
**ACCOMMODATION IN BRIEF**

GROUND FLOOR: Side Door to Entrance Hall. Kitchen.  
 Two Bedrooms. Bathroom.  
 OUTSIDE: Gardens front and rear. Drive to garage.

**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:



Total area: approx. 59.6 sq. metres (641.3 sq. feet)

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

**2 Hamerton Road, Hunmanby**

2 HAMERTON ROAD, HUNMANBY

### Side Door to:

#### ENTRANCE HALL

Store / coats cupboard. Electric radiator. **Access to loft.**

#### LOUNGE

**5.11m x 3.86m** (16'9" x 12'8")

Electric radiator. Upvc double glazed window.



#### KITCHEN

**2.97m x 2.64m** (9'9" x 8'8")

Inset stainless steel sink and drainer. Good range of base cupboards with worktops over. Electric hob and extractor hood. Built-in oven. Integral 'fridge/freezer. Plumbing for automatic washing machine and dishwasher. Inset spots. Laminate floor. Upvc double glazed window.

/ continued over

### SHOWER ROOM

Corner shower cubicle with 'Mira Sport' electric shower. Handbasin and wc. Tiled walls. Electric towel radiator. Upvc double glazed window.

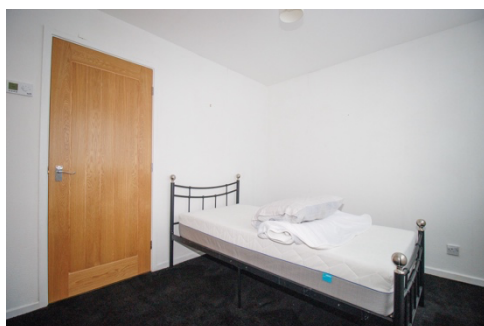
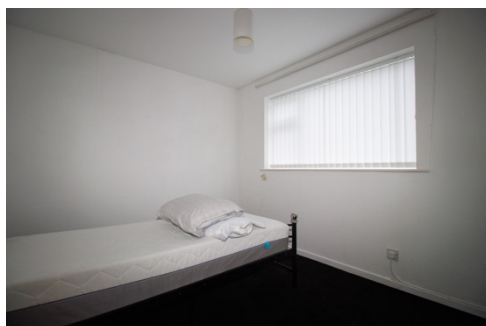


### BEDROOM ONE 3.78m x 3.18m (12'5" x 10'5")

Electric radiator. **Upvc double glazed patio doors**

### BEDROOM TWO 3.38m x 2.64m (11'1" x 8'8")

Electric radiator. Upvc double glazed window.



### OUTSIDE:

Front garden. Drive to concrete **GARAGE**. Enclosed rear garden. Decking area.



### 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.

**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. 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). Take the first left onto Constable Road and Hamerton Road is the third turning on the left. The bungalow is located immediately on the right hand side.

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