

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.
Samantha ADDISON

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



5 STRICKLAND ROAD, HUNMANBY YO14 0NG



Freehold £175,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located in a cul-de-sac.
- * Cavity wall insulation.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Shower room.
- * Gardens to the front and rear.
- * Drive to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Side Door to Kitchen. Lounge.

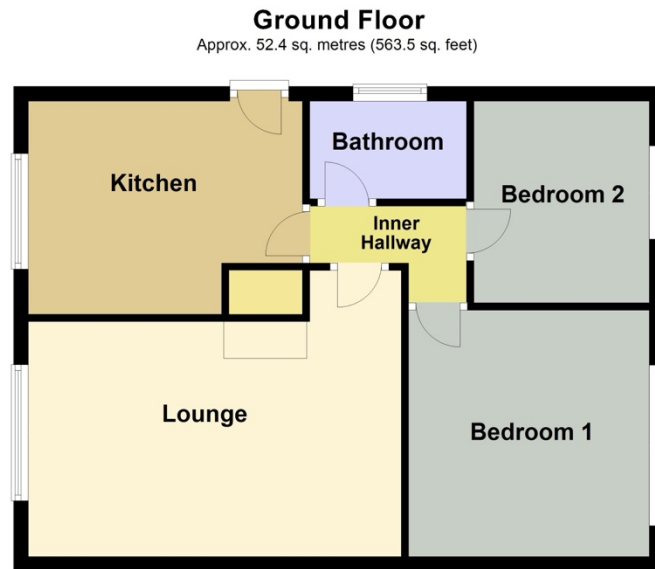
Two Bedrooms. Shower Room.

OUTSIDE:

Drive to Garage. Gardens front and rear.

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

Floor Plan:



Total area: approx. 52.4 sq. metres (563.5 sq. feet)

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

5 Strickland Road, Hunmanby

DIRECTIONS:

From Filey take the Bridlington road out of town. Turn right just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate then immediately first left (Stonegate Garage on the corner) into Fountayne Road. Continue along Fountayne Road until the road forks. Bear left into Grimston Road and take the second turning on the left onto Percy Road. Strickland Road is first left again off Percy Road and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

5 STRICKLAND ROAD, HUNMANBY

Upvc Side Door to:

KITCHEN

3.73m x 2.90m (12'3" x 9'6")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Tall larder cupboard. Plumbing for automatic washing machine. Gas cooker with extractor hood above. Provision for 'fridge / freezer. Gas combination boiler. Radiator. Upvc double glazed window.



LOUNGE

5.02m x 3.50m (16'6" x 11'6")

'Living Flame' gas fire in a wooden surround with marble back and hearth. Two radiators. Wide upvc double glazed window.



/ continued over

BEDROOM ONE

3.35m x 3.27m (11'0" x 10'9")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE 5.63m x 2.74m** (18'6" x 9'0") with light and power. Enclosed rear garden. **Two timber SHEDS** (one with light and power).



BEDROOM TWO

2.74m x 2.38m (9'0" x 7'10")

Radiator. Upvc double glazed window.



SHOWER ROOM

Corner shower cubicle with mixer shower. Handbasin and wc. Tiled walls and floor. Radiator. Upvc double glazed window.



Council Tax Band B.

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.