

## 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](http://www.dmaestateagents.co.uk)

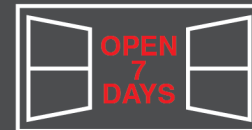
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



2 CHERRY ROAD, HUNMANBY YO14 0LQ



Freehold £159,950

### FEATURES

- \* Two bedroom semi-detached bungalow.
- \* Located in a quiet cul-de-sac in this popular large village.
- \* Upvc double glazing.
- \* Electric night storage heating.
- \* Recently fitted bathroom and kitchen.
- \* Gardens front and rear.
- \* Drive to garage space.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

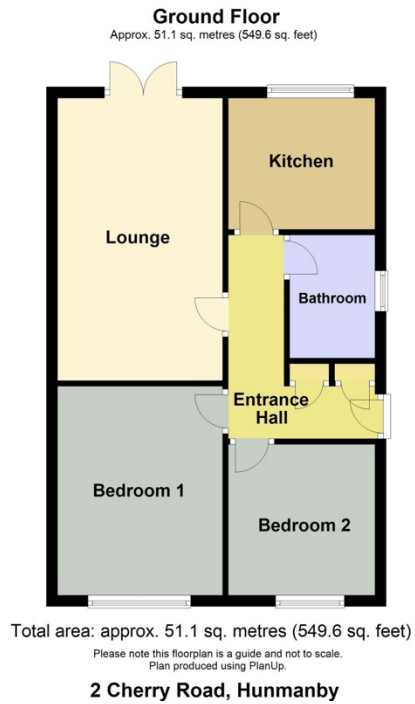
INTERNAL: Side Entrance to Hall. Kitchen. Lounge. Two Bedrooms. Bathroom.

OUTSIDE: Gardens front and rear. Drive to garage space.

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



2 CHERRY ROAD, HUNMANBY

**Upvc Side Door to:**

**ENTRANCE HALL**

Two coat cupboards. Airing cupboard housing emersion heater.



**BEDROOM TWO**  
2.71m x 2.64m (8'11" x 8'8")

Electric night storage heater. Upvc double glazed window.

**BEDROOM ONE** **3.75m x 2.97m (12'4" x 9'9")**

Electric night storage heater. Upvc double glazed window.



/ continued over

2 Cherry Road, Hunmanby - continued

## LOUNGE

5.08m x 2.99m (16'8" x 9'10")

Electric fire. Two electric night storage heaters. *Upvc patio doors to garden.*



## INNER HALL

Electric night storage heater. *Loft access.*

## BATHROOM

White suite. Electric shower over bath. Heated towel rail. WC and hand basin. Upvc double glazed window.



## KITCHEN

2.64m x 2.36m (8'8" x 7'9")

Stainless steel sink. Plumbing for washing machine. Electric cooker point. Extractor hood over. Electric night storage heater. Upvc double glazed window.



## OUTSIDE:

Gardens front and rear. Two **SHEDS**. Drive to garage space.



## 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 B.**

## 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). Take the first left onto Constable Road and Cherry Road is the first turning on the left. The property is located in the cul-de-sac on the left hand side.

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