

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
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Proprietors: **David Mansfield ATTON FNAEA.**
Samantha ADDISON

www.dmaestateagents.co.uk

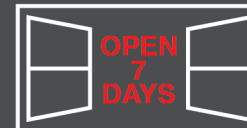
ESTABLISHED 1992



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13 WENTWORTH WAY, HUNMANBY YO14 0LA



Freehold £375,000

FEATURES

- * Spacious three bedroom detached bungalow.
- * Located on this much sought after development.
- * **Sea views to the front and rural farm fields to the rear.**
- * Upvc double glazing.
- * Oil central heating to radiators.
- * Photovoltaic solar panels.
- * Modern kitchen and bathroom.
- * Conservatory.
- * Two drives.
- * Large attached garage.
- * Large rear garden.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen. Conservatory. Three Bedrooms. Bathroom. Attached Garage / Utility Room.
OUTSIDE:	Two drives. Large rear garden.

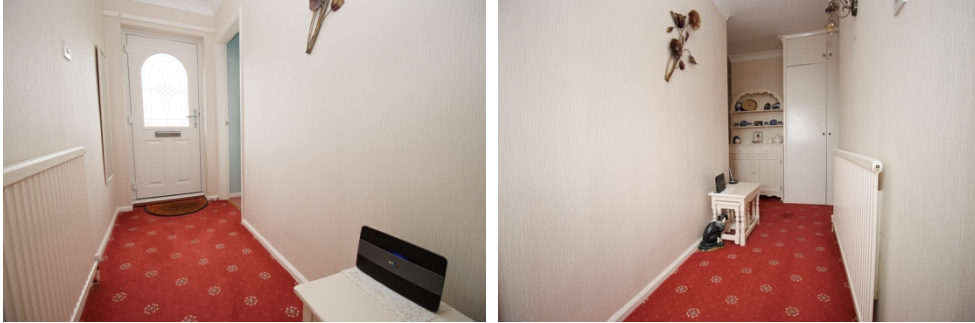
26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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13 WENTWORTH WAY, HUNMANBY

Composite Front Door to:

ENTRANCE HALL

Large deep built-in cupboard housing water cylinder. Radiator.



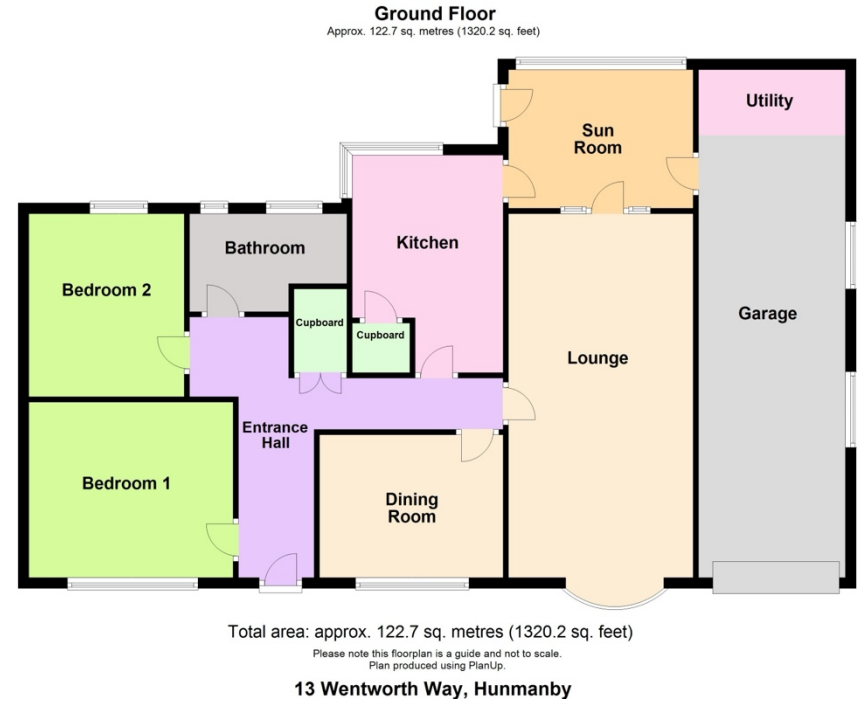
KITCHEN

2.84m x 4.06m (9'4" x 13'4")

Inset stainless steel round sink and drainer. Modern white base cupboards with work tops over. Matching wall cupboards. Induction hob with stainless steel extractor hood over. Built-in eye level electric oven and microwave. Integrated 'fridge / freezer and space saving dishwasher. Built-in cupboard housing boiler. Radiator. Two upvc double glazed windows.



FLOOR PLAN:



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, four public houses and a bowling club together with both bus and train services.

Council Tax Band D.

DIRECTIONS:

Take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village and continue to the top of Stonegate. Turn right onto Castle Hill / Malton Road and take the second turning on the right onto Highcroft. Continue to the top of Highcroft turning left onto Wentworth Way. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

OUTSIDE:

Drive with ample parking to large attached. Extensive gardens. **GARAGE 9.93m x 2.74m (32'7" x 9'0") with light and power and up and over electric door. UTILITY AREA:** Belfast sink. Plumbing for automatic washing machine. Two windows. Upvc double glazed door with safety glass.



LOUNGE

3.47m x 6.93m (11'5" x 22'9")

Electric fire in marble fireplace. Wall lights. Three radiators. **Upvc double glazed bow window with views to the sea.**



Glass Door to:

SUN ROOM

3.35m x 6.93m (11'5" x 22'9")

Large upvc double glazed windows overlooking the garden and fields beyond. **Upvc rear door to garden.**



/ continued over

INNER HALL

Loft access.



DINING ROOM / BEDROOM

3.42m x 2.66m (11'3" x 8'9")

Radiator. **Upvc double glazed window with views to the sea.**



BEDROOM THREE

2.89m x 3.25m (9'6" x 10'8")

Fitted wardrobes with dressing table and mirror. Radiator. **Upvc double glazed window with views to the sea.**



BEDROOM TWO

3.25m x 2.74m (10'8" x 9'0")

Fitted wardrobes with dressing table and mirror. Radiator. **Upvc double glazed window with views to rear fields.**



BATHROOM

1.67m x 2.94m (5'6" x 9'8")

Bath. Shower cubicle with mixer shower. Handbasin and wc in large vanity unit. Tall radiator. Two upvc double glazed windows.

