



**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)

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# DMA

ESTATE AGENTS



42 HAVERCROFT ROAD, HUNMANBY YO14 0NE



**Freehold £198,000**

### FEATURES

- \* Spacious two bedroom semi-detached dormer home.
- \* Located in a cul-de-sac in this popular large village.
- \* Gas Central heating to radiators.
- \* Upvc double glazed windows.
- \* Conservatory.
- \* Concrete garage and large workshop.
- \* Gardens front and rear.
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

- GROUND FLOOR: Side Door to Entrance Hall. Lounge. Kitchen. Shower Room. Conservatory.
- FIRST FLOOR: Two Bedrooms (one with Ensuite and Dressing Room).
- OUTSIDE: Drive to garage and workshop. Front and rear gardens.

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42 HAVERCROFT ROAD, HUNMANBY

**Upvc Side Door to:**

**ENTRANCE HALL**

Radiator.



**LOUNGE**  
4.09m x 3.68m (13'5" x 12'1")

Log effect electric fire in modern surround. Radiator. Large upvc double glazed picture window and smaller upvc double glazed side window.



## KITCHEN

2.92m x 2.51m (9'7" x 8'3")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Range oven with 7 ring gas hob. Integrated washing machine, dishwasher and 'fridge / freezer. Radiator. Upvc double glazed window.



**Upvc Rear Door to:**

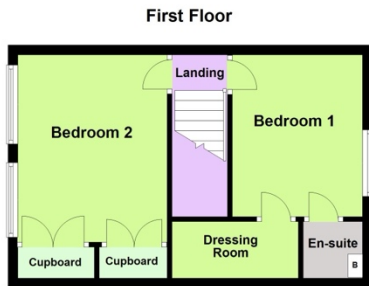


## CONSERVATORY

3.50m x 2.31m (11'6" x 7'7")

Radiator. New glass roof. Upvc double glazed windows. **Upvc door to the garden.**

**Floor Plan:**



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

42 Havercroft Road, Hunmanby

**SHOWER ROOM**

Quadrangle shower cubicle with mixer shower. Handbasin in vanity unit and wc. Fully tiled walls. Double glazed window in timber frame.



**FIRST FLOOR:**

**LANDING**

*Access to boarded loft.*

**BEDROOM ONE**

**3.83m x 3.05m (12'7" x 10'0")**

Radiator. Upvc double glazed window.



**Doors to:**

**WALK-IN DRESSING ROOM**

**ENSUITE**

Handbasin and wc. Gas central heating boiler to radiators.



**BEDROOM TWO**

**4.57m x 2.64m (15'0" x 8'9")**

Fitted wardrobes. Radiator. Two upvc double glazed windows.



**OUTSIDE:**

Front garden.  
Side drive to large sectional concrete **GARAGE 3.83m x 3.05m (22'0" x 10'0")** with new roof. Door to large **WORKSHOP 6.40m x 1.83m widening to 3.05m (21'6" x 6'0" widening to 10'0") with electric light and power.**  
Rear garden with patio area.



**Council Tax Band C.**

**LOCATION:**

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:**

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) onto Fountayne Road. Continue along Fountayne Road until the road forks and bear left onto Grimston Road. Havercroft Road is the first turning on the right. The property is located on the right hand side.

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