



### 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



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



2 WATSON CLOSE, HUNMANBY YO14 0LL



Freehold £174,000

### FEATURES

- \* Two bed semi-detached bungalow.
- \* Located at the centre of this popular large village.
- \* Upvc double glazing.
- \* Gas central heating.
- \* Sun room.
- \* Lovely enclosed rear garden.
- \* Drive to garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

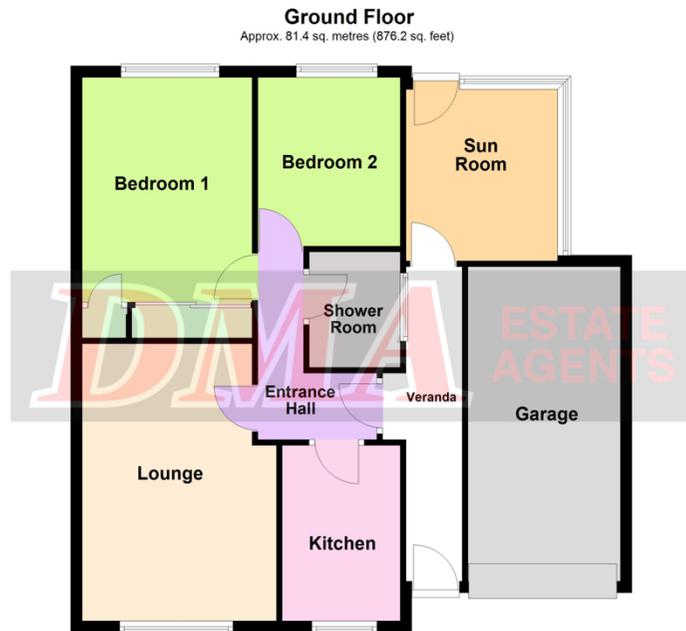
INTERNAL: Upvc Side Door to Entrance Hall. Kitchen. Lounge.  
Two Bedrooms. Shower Room. Sun Room.

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. 81.4 sq. metres (876.2 sq. feet)  
2 Watson Close, Hunmanby

2 WATSON CLOSE, HUNMANBY

**Upvc Side Door to:**

**ENTRANCE HALL**

Radiator. **Loft access.**



**KITCHEN**

**2.08m x 3.02m (6'10" x 9'11")**

Inset cream sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Built-in electric hob. Plumbing for automatic washing machine. Space for tall 'fridge / freezer. Radiator. Upvc double glazed window.

**LOUNGE**

**3.38m x 4.80m (11'1" x 15'9")**

Stone built feature fireplace with gas fire. Wall lights. Radiator. Upvc double glazed window.



### BEDROOM ONE

**2.80m x 3.89m** (9'2" x 12'9")

Built-in wardrobes with sliding doors and built-in cupboard. Radiator. Upvc double glazed window.



### BEDROOM TWO

**2.67m x 2.90m** (8'9" x 9'6")

Radiator. Upvc double glazed window.



### SHOWER ROOM

**1.75m x 1.63m** (5'9" x 5'4")

Walk-in shower. Handbasin and wc. Chrome towel radiator. Fully tiled. Upvc double glazed window.

### SIDE VERANDA

#### SUN ROOM

**2.64m x 2.92m** (8'8" x 9'7")

Upvc double glazed windows.  
Upvc double glazed door.



### OUTSIDE:

Front garden. Drive to **GARAGE**. Enclosed rear garden with patio area.



**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.

### 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 turning second left onto Howes Road. Watson Close is the cul-de-sac on the right and the property is located on the right hand side.

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