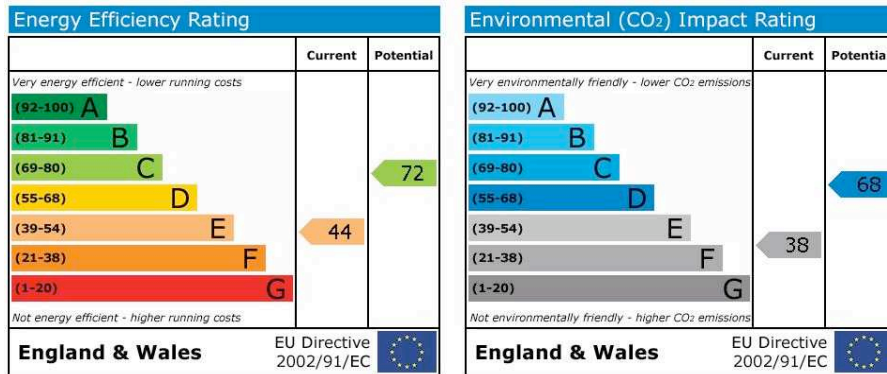


**54 Bardney Road, Hunmanby
ENERGY PERFORMANCE**



Full HIP available.

OFFICE HOURS:

Monday to Friday 9 am to 5 pm
 Saturday 9 am to 3 pm
 Sunday and Bank Holidays 12 noon to 2 pm



10 good reasons to choose DMA

- * Open 7 days a week.
- * Prompt efficient service.
- * Coloured photographic details.
 - * Free advertising: no sale - no charge.
 - * Filey's locally owned independent estate agency.
 - * Free market valuation.
 - * Free accompanied viewing.
 - * Computerised mailing list.
 - * Prominent town centre location.
 - * Modern walk-round self selection display.

RESIDENTIAL
SALES

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COMMERCIAL
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Proprietors: David Mansfield ATTON FNAEA. Elaine ATTON.
 Gavin Ashley Mansfield ATTON MNAEA.

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ESTABLISHED 1992



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DMA

ESTATE AGENTS



54 BARDNEY ROAD, HUNMANBY YO14 OLX



Freehold £114,950

FEATURES

- * Priced realistically to attract a quick sale.
- * Two bedroom semi-detached bungalow.
- * **In need of some updating.**
- * Conveniently located for the centre of popular large village.
- * Gas central heating to radiators.
- * Gardens to the front and rear.
- * Garage.
- * **Sold with immediate vacant possession.**

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.
 OUTSIDE: Gardens front and rear. Drive to garage.

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

Hardwood Front Door to:

ENTRANCE HALL

Coats cupboard. Radiator.

LOUNGE **5.26m x 3.00m** (17'3" x 9'10")

Bay window. Fitted gas fire with a back boiler to radiators. Dado rail.

KITCHEN

Inset stainless steel sink and drainer. Base cupboards with worktops. Wall cupboards. Radiator.

BEDROOM ONE **3.61m x 3.00m** (11'10" x 9'10")

Radiator. Telephone point.

BEDROOM TWO **2.74m x 2.44m** (9'0" x 8'0")

Radiator.

BATHROOM

Bath, handbasin and wc. Mixer shower over the bath. Tiled walls. Radiator.

OUTSIDE:

Front garden. Drive to **GARAGE**. Enclosed rear garden.

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 and health centre, solicitors' office, dentists, optician, library, community centre, sub Post Office, Primary School, two churches, a sports and social club together with both bus and train services.

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 turning on the right onto Bardney Road and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents