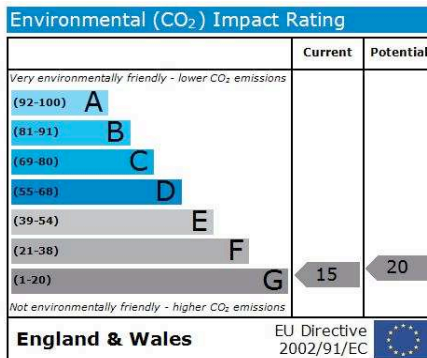
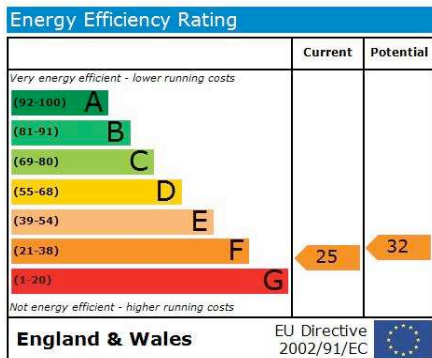


44 Stonegate, Hunmanby
ENERGY PERFORMANCE



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



COMMERCIAL SALES

Proprietors: David Mansfield ATTON FNAEA. Elaine ATTON

Gavin Ashley Mansfield ATTON MNAEA.

www.dmaestateagents.co.uk

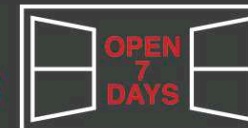
ESTABLISHED 1992



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ESTATE AGENTS



'ROSEDENE',
44 STONEGATE, HUNMANBY YO14 0NS



Freehold £105,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located close to the village centre.
- * **In need of updating and priced accordingly.**
- * Upvc double glazing.
- * Gardens to the front and rear.
- * **Sold with immediate vacant possession.**

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Utility Area. Lounge. Kitchenette.
 Two Bedrooms. Bathroom.
 OUTSIDE: Gardens front and rear. Driveway parking.

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

'ROSEDENE', 44 STONEGATE, HUNMANBY

Front Door to:

UTILITY AREA **3.28m x 1.42m** (10'9" x 4'8")

LOUNGE **3.85m x 3.61m** (12'8" x 11'10")

Tiled fireplace with back boiler to hot water.
Upvc double glazed French windows to the front.

KITCHENETTE **1.54m x 1.51m** (5'1" x 5'0")

Stainless steel sink and drainer. Upvc double glazed window.

BEDROOM ONE **3.87m x 2.95m** (12'8" x 9'8")

Upvc double glazed window.

BEDROOM TWO **2.83m x 2.67m** (9'3" x 8'9")

Upvc double glazed window.

BATHROOM

Bath, handbasin and wc.

OUTSIDE:

Front garden. Double wrought iron gates to driveway. Good size rear garden.

Council Tax Band **A.**

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 and the property is located on the left hand side after the turning for Hungate Lane.

Viewing strictly by appointment only through DMA Estate Agents