

## 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)

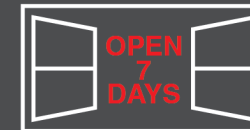
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



17 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £230,000

### FEATURES

- \* Two bedroom extended semi-detached bungalow.
- \* Located in a cul-de-sac.
- \* Modern kitchen and bathroom.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Garden front and rear.
- \* Drive to carport.
- \* Garage.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

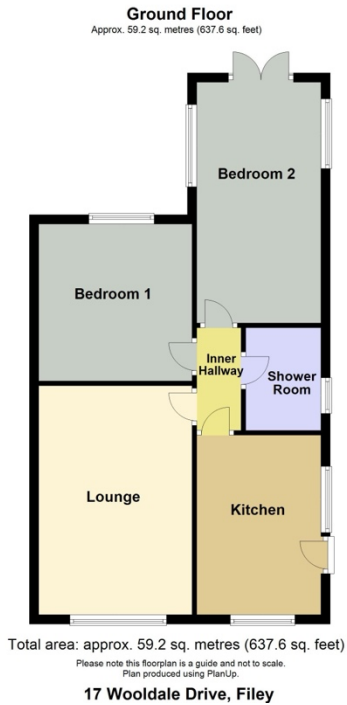
INTERNAL: Side Door to Kitchen. Lounge. Two Bedrooms.  
Shower Room.

OUTSIDE: Gardens front and rear. Carport and Garage.

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**Floor Plan:**



17 WOOLDALE DRIVE, FILEY

**Upvc Side Door to:**

**KITCHEN**

**3.86m x 2.66m (12'8" x 8'9")**

Inset stainless steel sink. Base cupboards with worktops over. Wall units. Electric induction hob with extractor hood over. Eye-level double oven. Plumbing for automatic washing machine. Integrated 'fridge freezer. Radiator. Two upvc double glazed windows.



**LOUNGE**

**4.92m x 3.30m (16'2" x 10'10")**

'Living flame' electric fire in marble effect surround. Radiator. Upvc double glazed window.



/ continued over

17 Wooldale Drive, Filey - continued

## INNER HALL

*Access to partly boarded loft.*

## BEDROOM ONE

**3.35m x 2.76m** (11'0" x 9'1")

Fitted wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



## BEDROOM TWO

**2.69m x 5.18m** (8'10" x 17'0")

Built-in wardrobes with sliding mirror doors. Two radiators. Two upvc double glazed window. *Upvc sliding doors to the garden.*



## SHOWER ROOM

Walk-in shower cubicle with mixer shower. Handbasin in vanity unit and wc. Fully tiled walls. Radiator. Upvc double glazed window.



## OUTSIDE:

Front garden. Long drive to **CARPOR** and **GARAGE** with **electric door, light and power. SHED.** Low maintenance rear garden with artificial grass. Patio area.



**Council Tax Band** C.

## DIRECTIONS:

Take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive. Take the second right onto Wooldale Drive, then take the first left and the property is located on the left hand side.

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