



#### 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  
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**ESTABLISHED 1992**



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# DMA

ESTATE  
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23 ARNDALE WAY, FILEY YO14 9EW



**Freehold £199,950**

#### FEATURES

- \* Two bedroom detached bungalow.
- \* Located close to Country Park.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Gardens front and rear.
- \* Drive to garage.
- \* **Sold with no onward chain.**
- \* **EPC rating: D.**
- \* Viewing recommended.

#### ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Porch. Lounge. Kitchen. Inner Hall.  
Two Bedrooms. Bathroom.  
OUTSIDE: Front and rear garden. Drive to brick garage.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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## Floor plan:



Total area: approx. 50.5 sq. metres (543.4 sq. feet)

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

23 ARNDALE WAY, FILEY

## Upvc Front Door to:

### ENTRANCE PORCH

Built-in cupboard. Upvc double glazed window.

## Arch to:

### LOUNGE

4.62m x 3.68m (15'2" x 12'1")

Fitted gas fire. Radiator. Upvc double glazed window.



### KITCHEN

2.67m x 2.57m (8'9" x 8'5")

Inset white sink, vegetable sink and drainer. Base cupboards with worktops over. Wall cupboards. Gas cooker. Gas central heating boiler. Plumbing for automatic washing machine. Extractor fan. Upvc double glazed window. **Rear door.**

/ continued over

## INNER HALL

Deep storage cupboard.

## BEDROOM ONE

3.30m x 3.30m (10'10" x 10'10")

Fitted wardrobes. Radiator. Upvc double glazed window.



## BATHROOM

Bath with fitted shower over, handbasin and wc. Upvc double glazed window.

## BEDROOM TWO

3.07m x 2.39m (10'1" x 7'10")

Fitted wardrobes. Radiator. Upvc double glazed window. **Upvc door to rear.**



## OUTSIDE:

Front garden. Long drive to brick **GARAGE**. Rear garden with patio area.



**Council Tax Band C.**

## DIRECTIONS:

From DMA office proceed left along Belle Vue Street. Follow the one-way system turning left onto Station Avenue. Take the 2<sup>nd</sup> exit at the roundabout and follow the road to Scarborough. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive and Arndale Way is the first turning on the right. The property is located on the left hand side.

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