



**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



3 OAK CLOSE, FILEY YO14 9NP



Freehold £259,000

### FEATURES

- \* Two double bedroom 'Wares' built semi-detached bungalow.
- \* Located on the popular Country Park estate.
- \* Gas central heating.
- \* Upvc double glazing.
- \* **All white goods included in the price.**
- \* Driveway and garage.
- \* Gardens front and rear.
- \* **EPC Rating: C.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

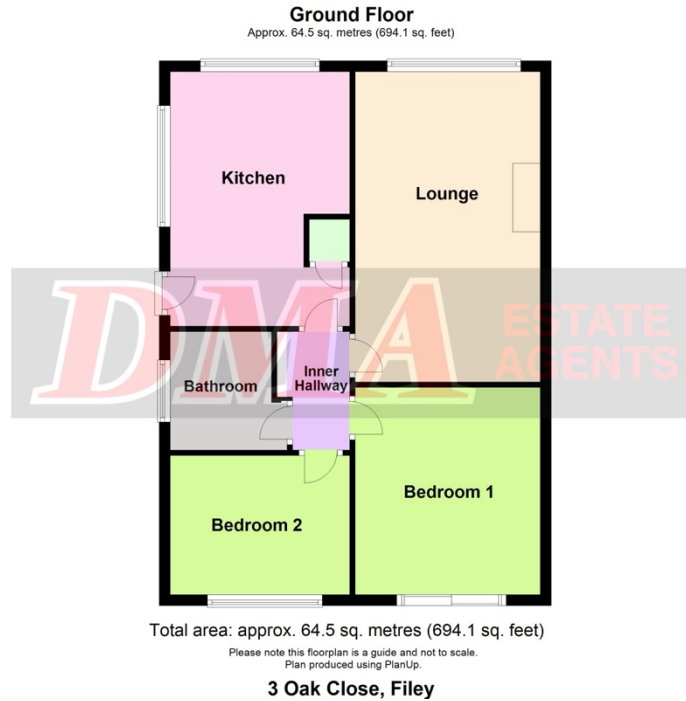
INTERNAL: Side Door to Kitchen. Lounge. Two Double Bedrooms. Bathroom.

OUTSIDE: Front garden. Driveway. Garage. Enclosed rear garden.

**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:**



**Council Tax Band B.**

**DIRECTIONS:**

Take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive. Oak Close is the second turning on the left and the property is located on the right hand side.

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

**Upvc Side Door to:**

**KITCHEN / DINER**

**4.64m x 3.30m (15'3" x 10'10")**

Inset black sink and drainer. Base cupboards with worktops over. Matching wall units. Gas cooker point. Plumbing for automatic washing machine. Under counter 'fridge and freezer. Wall mounted combination boiler. Large walk-in cupboard. Radiator. Two upvc double glazed windows.



**LOUNGE**

**5.66m x 3.53m (18'7" x 11'7")**

Freestanding electric stove effect fire. Wall lights. 'Oak style' laminate flooring. Radiator. Upvc double glazed window.



/ continued over

### INNER HALL

Built-in cupboard and shelves. 'Oak style' laminate flooring. **Access to part boarded loft with light via pull down ladder.**



### BEDROOM ONE

3.78m x 3.37m (12'5" x 11'1")

Tall radiator. 'Oak style' laminate flooring. **Upvc double glazed patio doors to garden.**



### BEDROOM TWO

3.27m x 2.54m (10'9" x 8'4")

'Oak style' laminate flooring. Radiator. Upvc double glazed window.



### BATHROOM

2.13m x 1.93m (7'0" x 6'4")

Bath with mixer shower over and screen. Handbasin and wc. Tiled floor. Chrome ladder radiator. Upvc double glazed window.



### OUTSIDE:

Front garden. Drive to covered area leading to **GARAGE with new roof 5.18m x 2.74m (17'0" x 9'0") with electric light and power.** Tumble dryer. Enclosed rear garden.

