



#### 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



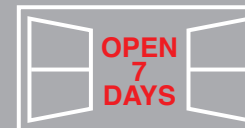
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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



37 FILEY ROAD, GRISTHORPE YO14 9PH



Freehold £245,000

#### FEATURES

- \* **Ideal family home.**
- \* Well presented three bedroom semi-detached house.
- \* Located in small rural village close to Filey and Scarborough.
- \* **Backing onto open fields with good rural views.**
- \* Modern kitchen and bathroom.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Good sized enclosed front and rear gardens.
- \* Large summer house.
- \* Garage.
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Large enclosed front garden. Enclosed rear garden. Summer house with kitchenette and wc. Garage.

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37 FILEY ROAD, GRISTHORPE

**Composite Door to:**

**ENTRANCE HALL**

Radiator. Upvc double glazed window.

**LOUNGE**

**4.26m x 3.65m widening to 4.62m**  
(14'0" x 12'0" widening to 15'2")

Gas inset feature fireplace. Large  
understairs cupboard. Radiator.  
Two upvc double glazed windows.



**DINING KITCHEN**

**4.62m x 2.81m (15'2" x 9'3")**

Inset stainless steel sink, vegetable  
sink and drainer. Base cupboards  
with worktops over. Inset electric  
oven. Electric hob with extractor  
hood above. Plumbing for automatic  
washing machine. Space for  
American 'fridge / freezer. Radiator.  
Upvc double glazed window.

/ continued over



## ***FIRST FLOOR:***

### **LANDING**

Cupboard.

### **BEDROOM ONE** **2.64m x 3.68m (8'8" x 12'1")**

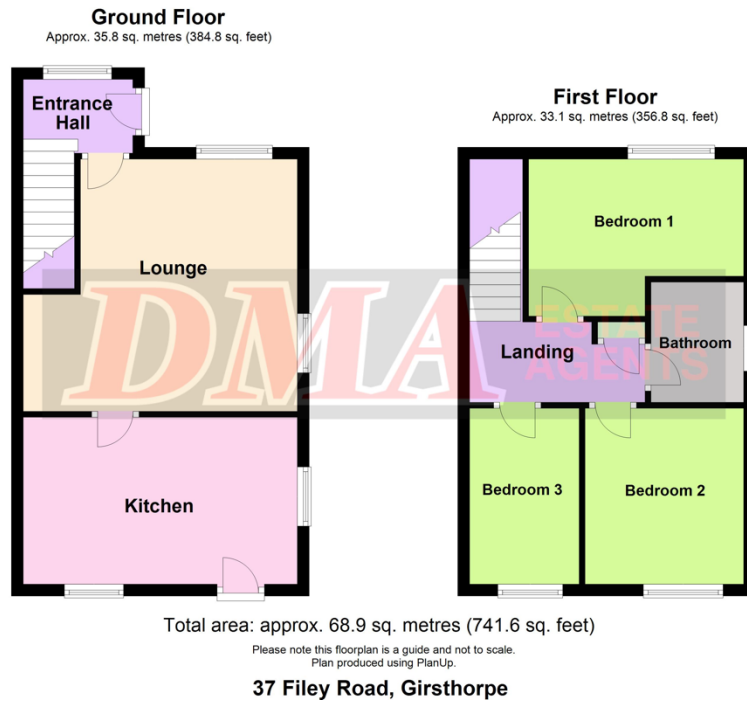
Built-in cupboard. Radiator. Upvc double glazed window.



### **BEDROOM TWO** **2.64m x 2.97m (8'8" x 9'9")**

Radiator. Upvc double glazed window.

## Floor Plan:



### BEDROOM THREE

2.97m x 1.85m (9'9" x 6'1")

Radiator. Upvc double glazed window.



### BATHROOM

Bath with shower over. Handbasin and wc in vanity unit. Radiator. Upvc double glazed window.

### OUTSIDE:

Large enclosed front garden. **SHED.** Parking space to the side. **GARAGE.**





**LARGE SUMMER HOUSE**  
**(currently used as a Nursery)**

**5.86m x 4.36m (19'3" x 14'4")**

**Kitchenette**

Inset stainless steel sink. Base cupboards with worktops over. Matching wall cupboards.



**UPVC DOUBLE GLAZED DOORS TO:**

Garden area with artificial grass and decked area.



**Council Tax Band B.**

**LOCATION:**

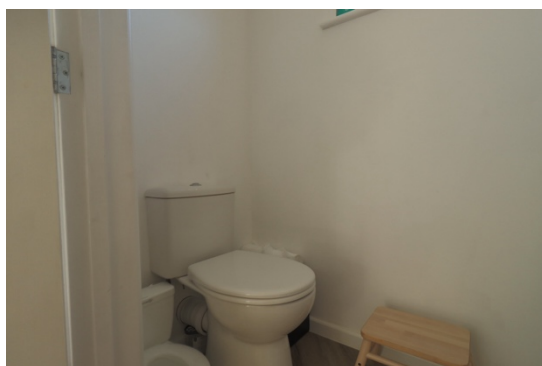
Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

**DIRECTIONS:**

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. The property is located on the right hand side as you drive through the village.

**SEPARATE WC**

Handbasin in vanity unit.



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