



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.

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Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
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ESTABLISHED 1992



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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.
- * 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.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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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")

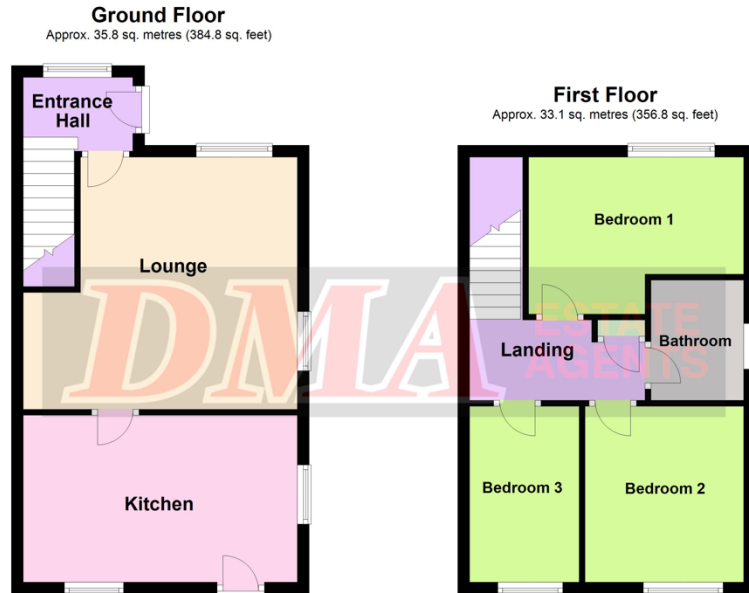
Built-in cupboard. Radiator. Upvc double glazed window.



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

Radiator. Upvc double glazed window.

Floor Plan:



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

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

37 Filey Road, Gristhorpe

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")

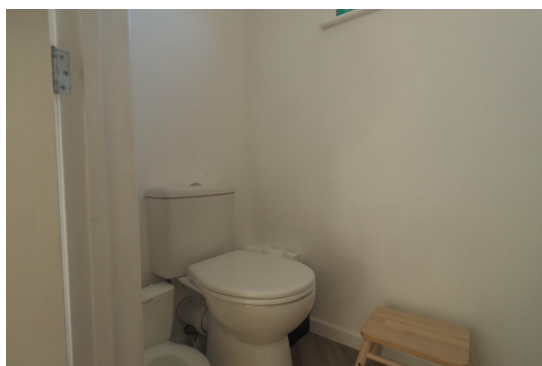
Kitchenette

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



SEPARATE WC

Handbasin in vanity unit.



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.

Viewing strictly by appointment only through DMA Estate Agents