



#### 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  
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**DMA** ESTATE  
AGENTS

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**ESTABLISHED 1992**



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# DMA

ESTATE  
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16 FILEY ROAD, GRISTHORPE YO14 9PH



**Freehold Guide Price £280,000**

#### FEATURES

- \* Three bedroom semi-detached bungalow.
- \* Situated in a popular village between Filey and Scarborough.
- \* Beautifully maintained throughout.
- \* Modern breakfast kitchen and bathroom.
- \* First floor bedroom with en-suite bathroom.
- \* New gas central heating to radiators.
- \* Upvc double glazing.
- \* Wide drive with parking for several cars.
- \* Enclosed south facing rear garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

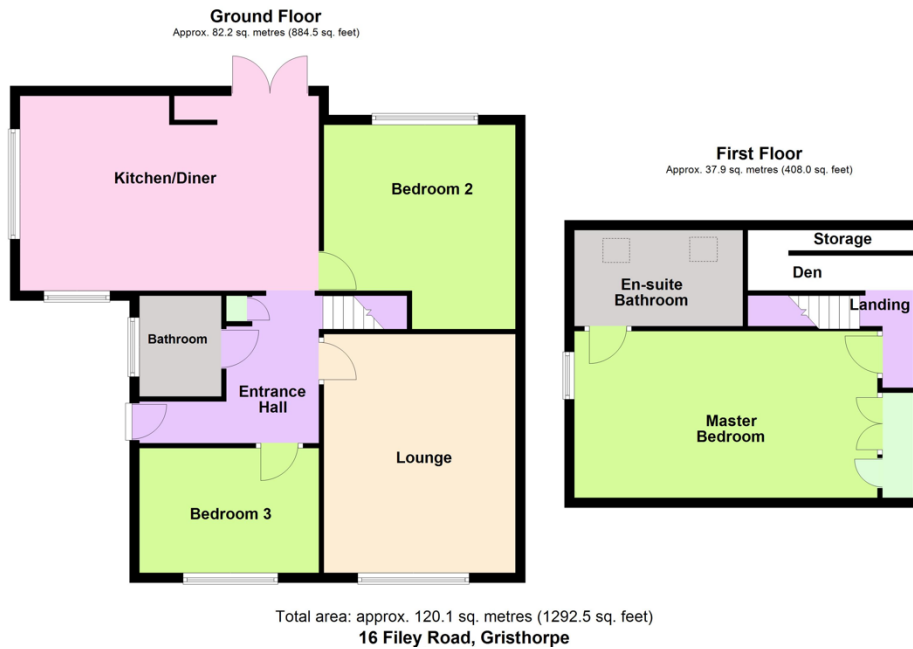
INTERNAL:	Side Door to Entrance Hall. Lounge. Kitchen. Dining Room. Bathroom. Two Bedrooms.
Stairs to:	Master Bedroom. Ensuite.
OUTSIDE:	Front and rear gardens.

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16 FILEY ROAD, GRISTHORPE

## Floor Plan:



## Front Door to:

### ENTRANCE HALL

Radiator with cover.



### LOUNGE

**3.91m x 4.88m (12'10" x 16'0")**

Log burner in surround with oak mantle. Radiator. Upvc double glazed window.



/ continued over



## KITCHEN/DINING AREA

6.17m x 3.96m (20'3" x 13'0")

White inset sink and drainer. Base cupboards with worktops over. Five burner gas hob with extractor over. Built-in electric oven and microwave. White inset sink and drainer. Plumbing for automatic washing machine and space for dryer. Provision for 'American' style 'fridge / freezer. Spotlights. Radiator. Two upvc double glazed windows. **Upvc double glazed patio doors onto the garden.**



Council Tax Band C.

### 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 left hand side as you drive through the village.

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





### BATHROOM

1.67m x 2.05m (5'6" x 6'9")

'P' shaped bath with shower over.  
Handbasin and wc in vanity unit.  
Towel radiator. Upvc double glazed window.



### BEDROOM THREE

3.65m x 2.54m (12'0" x 8'4")

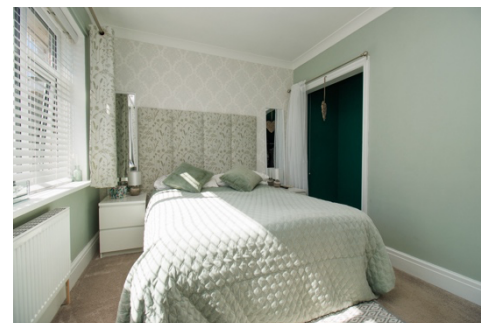
Radiator. Upvc double glazed window.



### BEDROOM TWO

4.01m x 3.38m (13'2" x 11'1")

Radiator. Walk-in wardrobe. Upvc double glazed window.





## Stairs to:

### LANDING

Eaves storage.



### MASTER BEDROOM 6.19m x 3.55m (20'4" x 11'8")

Built-in wardrobes. Eaves storage. Two radiators. Spotlights. Upvc double glazed window. Window seat.



### ENSUITE 3.48m x 1.93m (11'5" x 6'4")

Handbasin and wc in vanity unit. Walk-in shower. Bath. Eaves storage. Chrome towel radiator. Two 'velux' windows.



### OUTSIDE:

Wide drive with parking for several cars. Front garden. **SHED.** Log store. Attractive enclosed rear garden with decked areas. Pergola.