



OFFICE HOURS:

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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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ESTABLISHED 1992



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9 LODGE GARDENS, GRISTHORPE YO14 9PW



Freehold £315,000

FEATURES

- * Deceptively spacious four bedroom semi-detached dormer bungalow with self-contained annex.
- * Located in a cul-de-sac in this small rural village between Filey and Scarborough.
- * Large extended dining kitchen.
- * Upvc double glazing.
- * Gas central heating.
- * Three bathrooms.
- * Front and rear gardens.
- * Enclosed side garden with potential to add to main garden.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

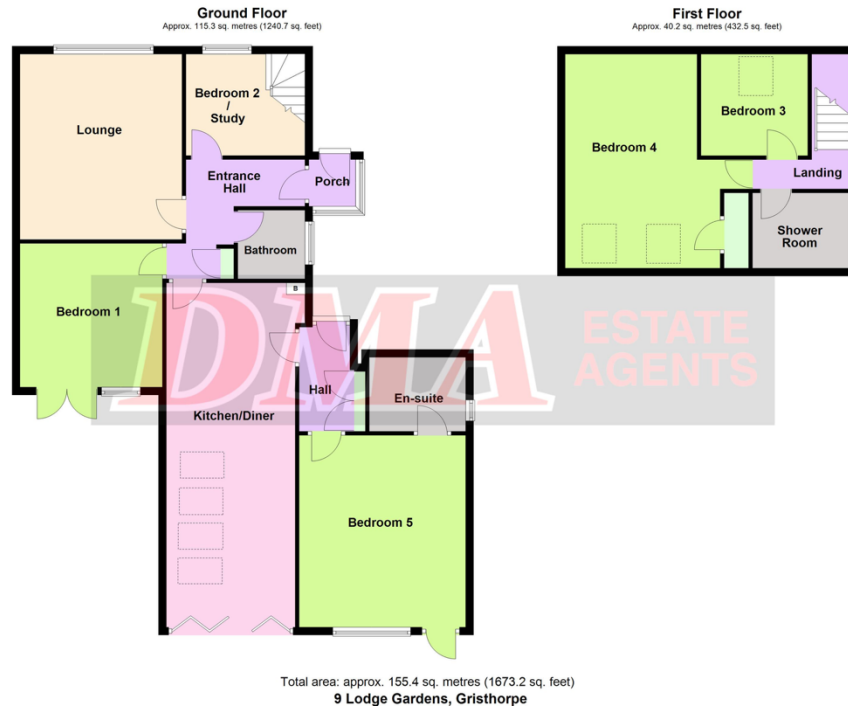
GROUND FLOOR: Side Door to Entrance Porch. Entrance Hall. Lounge. Study / Bedroom. Bedroom. Bathroom. Large extended Dining Kitchen. Door to separate self-contained annex with Bedroom and Ensuite Shower Room.

FIRST FLOOR: Two Bedrooms. Shower Room.

OUTSIDE: Front garden. Drive and parking space. Rear garden. Enclosed side garden.

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



Side Door to:

ENTRANCE PORCH



ENTRANCE HALL

Radiator. Upvc double glazed window.



LOUNGE
4.77m x 4.16m (15'8" x 13'8")

Open fire with tiled surround.
Radiator. Upvc double glazed window.



BATHROOM

Bath with shower over and screen.
Handbasin and wc in vanity unit.
Tiled walls. Chrome towel rail.
Upvc double glazed window.



BEDROOM ONE

3.65m x 3.68m (12'0" x 12'1")

Fitted wardrobes. **Upvc double glazed French doors.**



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. Follow the road into the village turning left after the Bull Inn onto Lodge Gardens. The property is located on the top left hand side of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents



STUDY / BEDROOM TWO

3.04m x 2.61m (10'0" x 8'7")

Radiator. Upvc double glazed window. **Stairs to First Floor.**

ENSUITE SHOWER ROOM

Large walk-in shower cubicle with mixer shower. Handbasin and wc in vanity unit. Tiled walls. Chrome towel radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive. Rear garden with patio and decked areas. Enclosed side garden with potential to add to main garden. **SUMMERHOUSE** with light and power.



LARGE DINING / KITCHEN 8.83m x 3.35m widening to 3.91m (29'0" x 11'0" widening to 12'10")

Inset stainless steel sink and drainer. Excellent range of modern base units with worktops over. Matching wall cupboards. Induction hob with extractor hood over. Built-in double oven. Integrated washing machine and dryer. Integrated 'fridge / freezer and dishwasher. Integrated larder 'fridge. Gas combination boiler. Spotlights. Four electrically controlled 'Jenson Velux' windows with blinds. Upvc double glazed window. ***Bi-fold doors to the rear garden.***





BEDROOM THREE
2.74m x 2.44m (9'0" x 8'0")

Eaves storage. 'Velux' window.



FIRST FLOOR:

BEDROOM FOUR
5.49m x 4.01m (18'0" x 13'2")

Fitted wardrobes. Eaves storage.
Two 'Velux' windows.



SHOWER ROOM

Shower cubicle. Handbasin and wc.
Upvc double glazed window.

SELF CONTAINED ANNEX



BEDROOM FIVE / LOUNGE
4.92m x 4.31m (16'2" x 14'0")

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

