



#### 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



14 ARNDALE WAY, FILEY YO14 9EW



**Freehold £315,000**

#### FEATURES

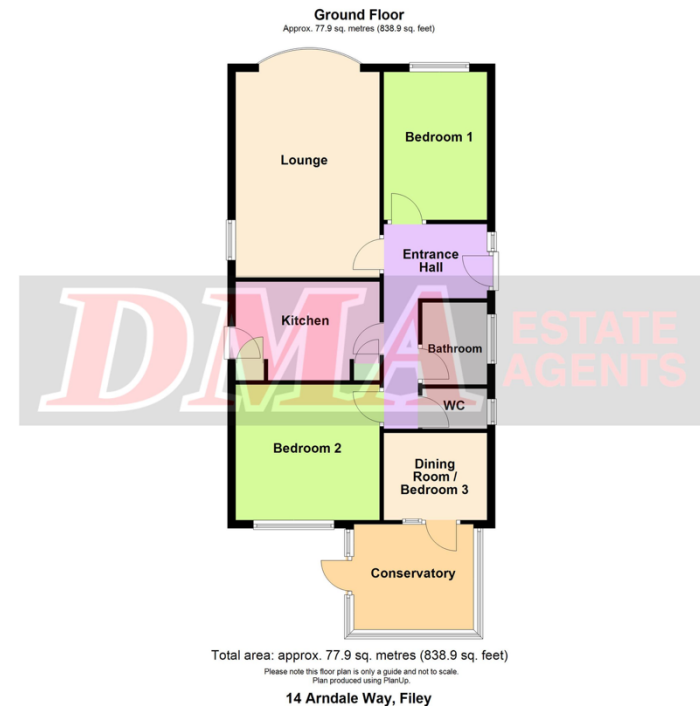
- \* Well presented three bedroom detached bungalow.
- \* Built by Northern Ideal Homes in the early 1970's.
- \* Located on the very popular Country Park estate close to the cliff top area, beach and town centre.
- \* Upvc double glazing.
- \* Gas central heating.
- \* New modern kitchen and bathroom.
- \* Blocked paved drive to garage.
- \* Gardens to the front, side and rear.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Hall. Lounge. Kitchen. Bathroom. Separate WC.  
 Conservatory. Three Bedrooms (one currently used as a Dining Room).  
 OUTSIDE: Front garden. Drive to garage. Side garden. 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:***



## OUTSIDE:

Front garden. Block paved drive to **GARAGE (re-roofed 7 years ago) with electric light and power.** Side garden. Rear garden with lawn and patio area. **SHED.**



Council Tax Band C.

## DIRECTIONS:

Take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive and Arndale Way is the first turning on the right. The property is located on the left hand side of the first cul-de-sac on the right.

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

14 ARNDALE WAY, FILEY

## Upvc Side Door to:

### ENTRANCE HALL

Radiator. **Access to boarded loft** with shelves via a pull-down ladder.



### LOUNGE

**5.10m x 2.58m** (16'9" x 11'9")

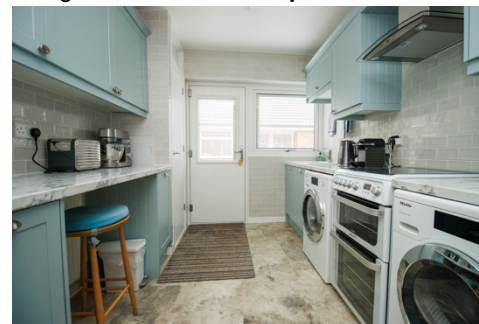
Inset electric fire in marble effect fireplace. Two radiators. Upvc double glazed side window. Upvc double glazed bow window.



### KITCHEN

**3.63m x 2.46m** (11'11" x 8'1")

Inset ceramic white sink and drainer. Excellent range of new modern base units with marble effect worktops over. Matching wall cupboards. Two tall cupboards. Gas cooker with extractor fan above. Automatic washing machine. Integrated dishwasher. Provision for 'fridge / freezer. Fully tiled walls. Marble effect tiled floor. Upvc double glazed window. **Composite side door.**



/ continued over



## BEDROOM ONE

**3.75m x 2.56m** (12'4" x 8'5")

Radiator. Upvc double glazed window.



## BATHROOM

**1.72m x 1.80m** (5'8" x 5'11")

Large walk-in shower with rain shower and glass screen. Handbasin in vanity unit. Fully tiled walls and floor. Inset spotlights. Tall chrome ladder radiator. Upvc double glazed window.



## SEPARATE WC

**1.44m x 1.01m** (4'9" x 3'4")

Handbasin in vanity unit and wc. Inset spotlights. Fully tiled walls and floor. Tall chrome ladder radiator. Upvc double glazed window.



## DINING ROOM / BEDROOM THREE

**2.71m x 2.15m** (8'11" x 7'1")

Radiator. **Upvc double glazed door to the Conservatory.**



## CONSERVATORY

**2.61m x 2.97m** (8'7" x 9'9")

Marble effect tiled floor. Radiator. Upvc double glazed windows. **Upvc door.**

## BEDROOM TWO

**3.37m x 3.45m** (11'1" x 11'4")

Radiator. Upvc double glazed window.

