



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

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COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON** FNAEA.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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102 SCARBOROUGH ROAD, FILEY YO14 9NJ



Freehold Offers Over £200,000

FEATURES

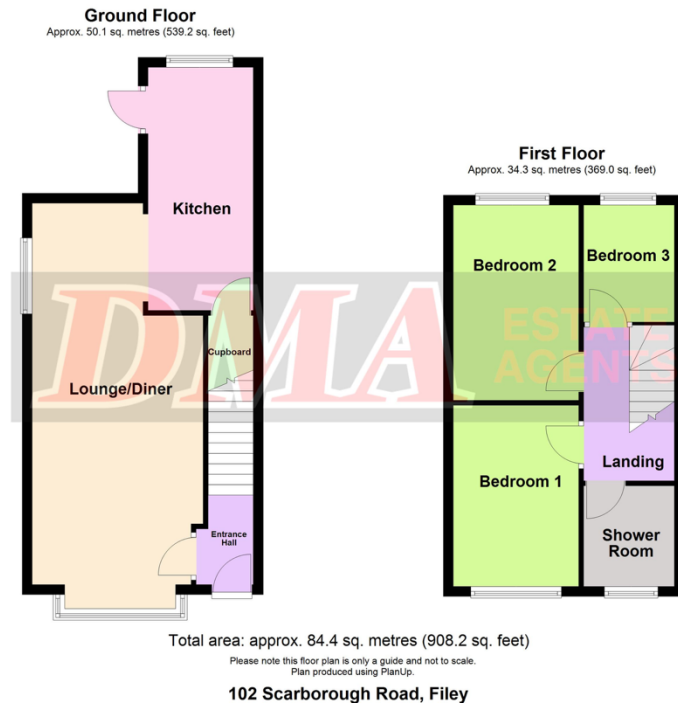
- * Modern semi-detached three bedroom house built by Barratts in the mid 1980s.
- * Non estate location.
- * New gas central heating boiler to radiators (fitted October 2025).
- * Upvc double glazed windows.
- * Burglar alarm.
- * Detached concrete garage.
- * Gardens to front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Through Lounge. Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Gardens to the front, side and rear. Garage.

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



DIRECTIONS:

From the DMA office proceed left along Belle Vue Street. Follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout and follow the road out of Filey. The property is situated on the right hand side after the turning for Grove Hill Road.

Upvc Front Door to:

ENTRANCE HALL

Radiator.



THROUGH LOUNGE / DINER

7.69m x 3.45m narrowing to 2.23m
(25'3" x 11'4" narrowing to 7'4")

Feature 'coal effect' electric fire in modern surround. Laminate floor. Two radiators. Upvc double glazed side window. Upvc double glazed square window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

Opens to:

KITCHEN

4.98m x 2.13m (16'4" x 7'0")

Inset stainless steel sink in black, and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in oven. Ceramic hob with extractor hood over. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. 'New' central heating boiler. Understairs cupboard. Laminate floor. Upvc double glazed window.



BEDROOM THREE

2.31m x 1.88m (7'7" x 6'2")

Radiator. Upvc double glazed window.



FIRST FLOOR:



BEDROOM ONE

3.66m x 2.54m (12'0" x 8'4")

Radiator. Upvc double glazed window.



BATHROOM

Shower cubicle with 'Mira' electric shower. Handbasin and wc. Radiator. Upvc double glazed window.

BEDROOM TWO

3.53m x 2.64m (11'7" x 8'8")

Radiator. Upvc double glazed window.



OUTSIDE:

Gardens to the front side and rear. **GARAGE** with electric light and power.

