



### 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

Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



22 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £260,000

### FEATURES

- \* Three bedroom detached bungalow built by 'Northern Ideal Homes' in the 1970's.
- \* Conveniently located on the Country Park Estate, close to the town.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Cavity wall insulation.
- \* Conservatory.
- \* Front garden.
- \* Block paved drive to garage space.
- \* South facing rear garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

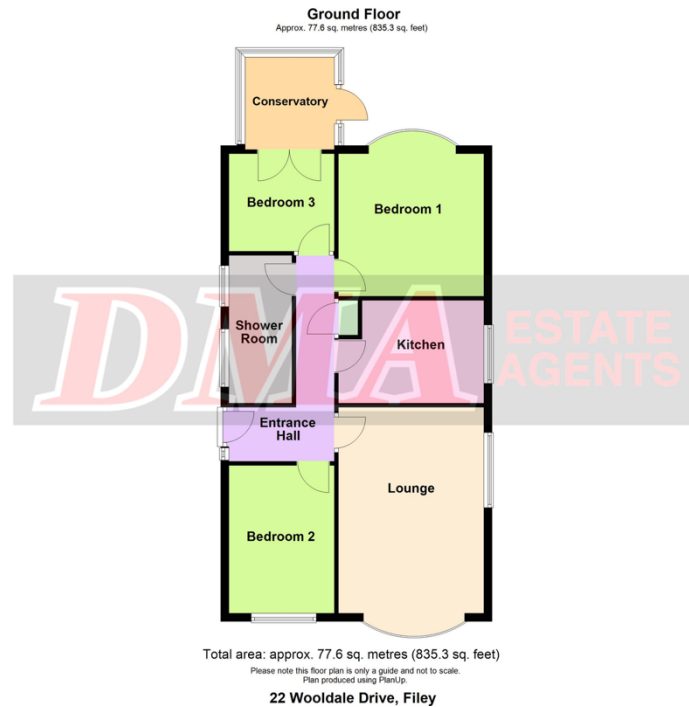
INTERNAL: Side Door to Entrance Hall. Lounge. Kitchen.  
Three Bedrooms. Bathroom. Conservatory.

OUTSIDE: Front garden. Block paved drive to garage space.  
South facing rear garden.

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## Floor Plan:



Council Tax Band C.

## DIRECTIONS:

From the DMA office take the road to Scarborough out of Filey. Go straight across the large roundabout at the beginning of Scarborough Road onto Fir Tree Drive and take the first turning on the right onto Arndale Way. Wooldale Drive is the second turning on the left and the property is located on the left hand side.

## Upvc Side Door to:

### ENTRANCE HALL

Built-in cupboard. **Access to loft via pull down ladder housing gas central heating boiler.**

### LOUNGE

5.05m x 3.56m (16'7" x 11'8")

'Living Flame' gas fire. Radiator. Upvc double glazed side window. Upvc double glazed bow window.



### KITCHEN

3.53m x 2.54m (11'7" x 8'4")

Inset white sink and vegetable drainer with mixer tap. Base units with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Electric double oven. Plumbing for automatic washing machine. Provision for tall 'fridge freezer. Radiator. Inset spotlights. Upvc double glazed bow window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

**BEDROOM TWO**

**3.61m x 2.57m** (11'10" x 8'5")

Radiator. Upvc double glazed window.



**SHOWER ROOM**

Large walk-in shower with mixer taps. Handbasin in vanity unit and wc. Extractor fan. Radiator. Inset spotlights. Two upvc double glazed windows.



**BEDROOM ONE**

**3.45m x 3.38m** (11'4" x 11'1")

Radiator. Upvc double glazed bow window.



**BEDROOM THREE / DINING ROOM**

**2.74m x 2.39m** (9'0" x 7'10")

Radiator.



**Upvc Patio Doors to:**

**CONSERVATORY**

**3.10m x 2.26m** (10'2" x 7'5")

Upvc double glazed windows with blinds. **Upvc double glazed door.**



**OUTSIDE:**

Front garden. Block paved drive to garage space. South facing rear garden. Patio area. **SHED.**

