



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
www.dmaestateagents.co.uk
ESTABLISHED 1992



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DMA

ESTATE AGENTS



67 SCARBOROUGH ROAD, FILEY YO14 9NQ



Freehold £238,000

FEATURES

- * Ideal family home.
- * Three / four bedroom mid terrace house.
- * Located close to the town centre and convenient for most amenities.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Recently converted loft incorporating ensuite shower room.
- * Gardens front and rear.
- * Parking to the front.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Hall. Lounge. Dining Kitchen. Utility Room.

FIRST FLOOR: Two Bedrooms. Bathroom. Bedroom / Study

Stairs from Bedroom to:

SECOND FLOOR: Further bedroom. Ensuite Shower Room.

OUTSIDE: Parking to the front. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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67 SCARBOROUGH ROAD, FILEY

Upvc Front Doors to:

ENTRANCE PORCH

Upvc double glazed windows.



Upvc Double Glazed Door to:

ENTRANCE HALL

Radiator.



LOUNGE
4.87m x 4.44m (16'0" x 14'7")

'Living flame' gas fire. Radiator.
Three upvc double glazed window.

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DINING KITCHEN

3.50m x 3.53m (11'6" x 11'7")

Inset white sink, vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Gas hob. Built-in oven. Integrated 'fridge / freezer and dishwasher. Laminate flooring. Gas combination boiler. Inset spotlights. Radiator. Upvc double glazed window.

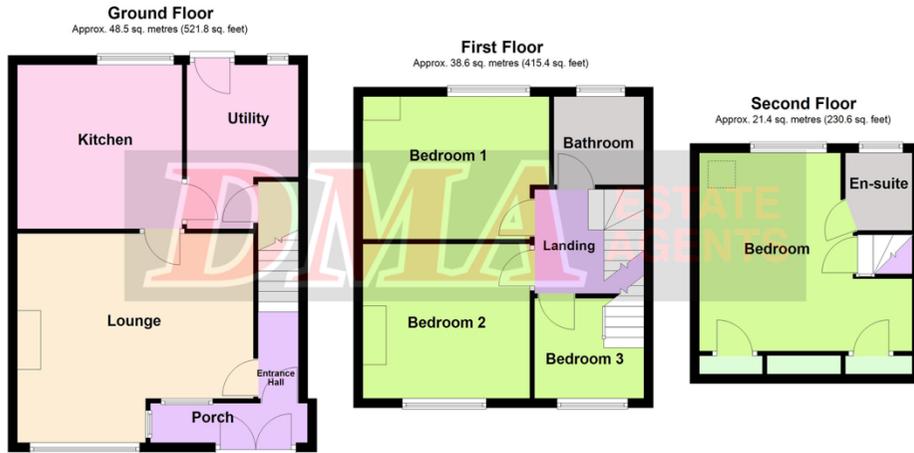


UTILITY ROOM

Base cupboards with worktops over. Tall larder cupboard. Understairs cupboard. Plumbing for automatic washing machine and tumble dryer. Laminate flooring. Radiator. Upvc double glazed window. **Upvc double glazed door.**



Floor Plan:



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

67 Scarborough Road, Filey

FIRST FLOOR:

BATHROOM
1.93m x 1.87m (6'4" x 6'2")

'P' shaped bath with electric shower over and screen. Handbasin in vanity unit and wc. Tiled walls. Chrome ladder radiator. Upvc double glazed window.



BEDROOM ONE 3.53m x 3.47m (11'7" x 11'5")

Feature fireplace. Radiator. Upvc double glazed window.



BEDROOM TWO 4.06m x 3.20m (13'0" x 10'6")

Original 'cast iron' fireplace. Radiator. Upvc double glazed window.



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BEDROOM THREE

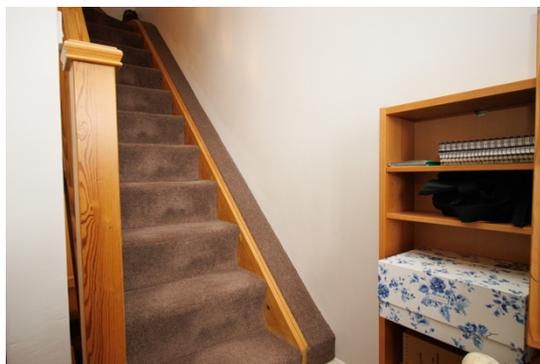
3.12m x 2.33m (10'3" x 7'8")

Radiator. Upvc double glazed window.



ENSUITE

Corner shower cubicle with electric shower. Handbasin and wc. Chrome ladder. Inset spotlights. Radiator. Upvc double glazed window.



Stairs to:

BEDROOM

4.57m x 4.21m (15'0" x 13'10")

Inset spotlights. Radiator. 'Velux' window. Upvc double glazed window.



OUTSIDE:

Parking to the front. Enclosed rear garden laid to patio and decking. Large SHED 4.87m x 2.43m (16'0" x 8'0") with light and power.



Council Tax Band A.

DIRECTIONS:

From the DMA office follow the Scarborough road out of Filey and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents