



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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4 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £225,000

FEATURES

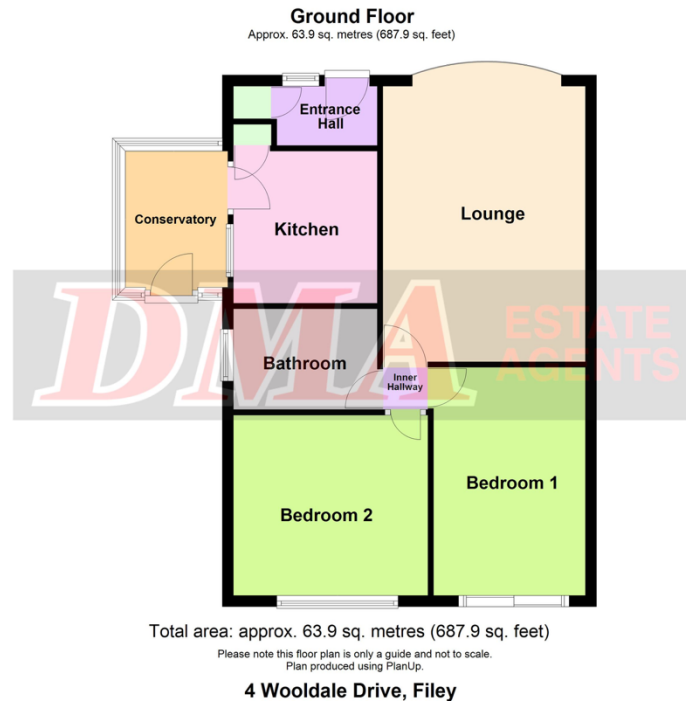
- * Two bedroom semi-detached bungalow located on the very popular Country Park estate.
- * Convenient for the town centre, beach and cliffs.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Upvc fascias.
- * Upvc double glazed conservatory.
- * Good size gardens.
- * Space for garage .
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Entrance Hall. Lounge. Inner Hall.
Two Bedrooms. Bathroom. Kitchen. Conservatory.
OUTSIDE: Good size gardens. Drive and garage space.

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



Council Tax Band **B.**

DIRECTIONS:

Take the road to Scarborough out of Filey and go straight across the large roundabout at the beginning of Scarborough Road onto Fir Tree Drive. Take the second right onto Wooldale Drive and the property is located almost immediately on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Radiator. Cupboard housing the gas central heating boiler to radiators and domestic hot water. Upvc double glazed window.

KITCHEN

2.74m x 2.64m (9'0" x 8'8")

Inset white sink and drainer. Base cupboards with worktops over and matching wall cupboards. Electric hob with extractor hood above. Built-in oven. Plumbing for automatic washing machine. Larder cupboard. Provision for tall 'fridge/freezer.



Door to:

CONSERVATORY

2.92m x 2.08m (9'7" x 6'10")

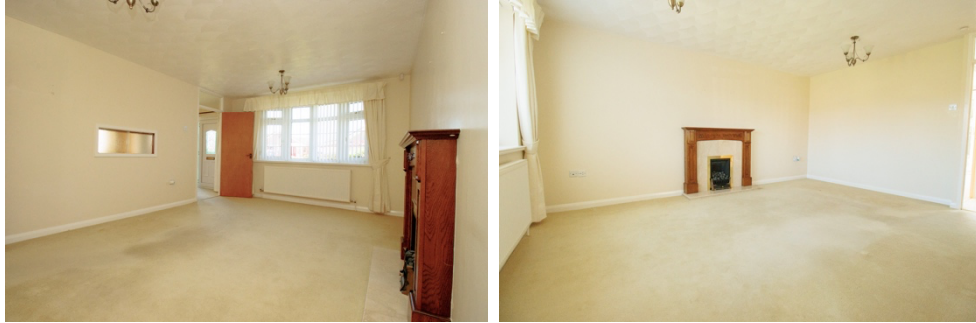
Upvc double glazed windows.
Upvc double glazed door to the garden.



LOUNGE

5.05m x 3.66m (16'7" x 12'0")

'Living Flame' gas fire in oak surround. Radiator. Upvc double glazed bow window. **Serving hatch to the Kitchen.**



INNER HALL

Access via a pull-down ladder to part boarded loft with light.

BEDROOM ONE

4.11m x 2.77m (13'6" x 9'1")

Radiator. **Upvc double glazed sliding patio doors.**



BEDROOM TWO

3.58m x 3.25m (11'9" x 10'8")

Radiator. Upvc double glazed window.



BATHROOM

Bath with shower over, handbasin and wc. Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Gated drive with space for a garage. **SHED.** Good-sized rear garden.

