



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.

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



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16 ARNDALE WAY, FILEY YO14 9EW



Freehold £265,000

FEATURES

- * Two bedroom detached bungalow.
- * Built by Northern Ideal Homes in the early 1970's.
- * Convenient for the Country Park, town and beach.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Newly fitted kitchen.
- * Conservatory.
- * Gardens to the front and rear.
- * Drive to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

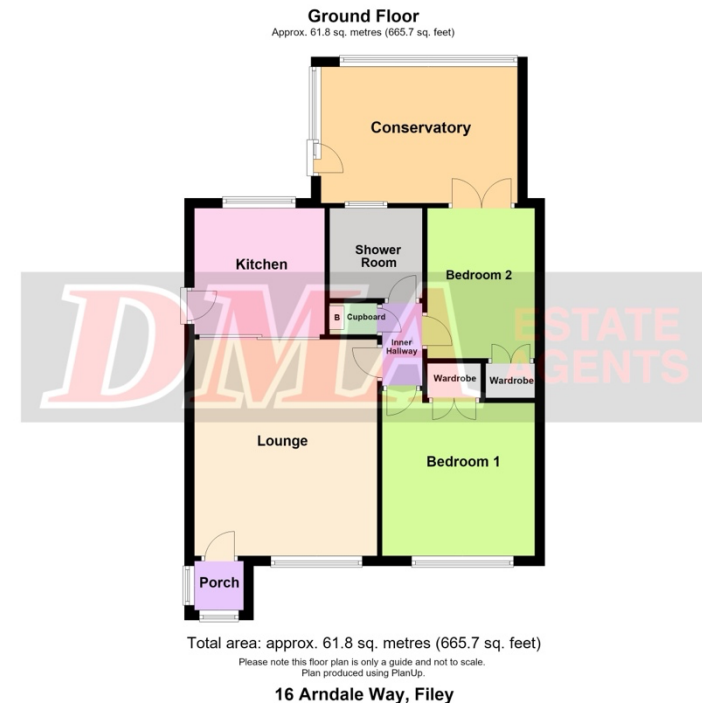
ACCOMMODATION IN BRIEF

INTERNAL: Upvc Door to Entrance Porch. Lounge. Kitchen. Inner Hallway. Two Bedrooms. Shower room. Conservatory.

OUTSIDE: Gardens to front and rear. Drive to garage.

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



OUTSIDE:

Front garden. Long driveway to brick built **GARAGE with light and power.** Rear garden. **GREENHOUSE.** Timber **SHED with light and power.**



Council Tax Band **C.**

DIRECTIONS:

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

Upvc Double Glazed Door to:

PORCH

Radiator. Two upvc double glazed windows.



LOUNGE 4.41m x 3.81m (14'6" x 12'6")

'Coal effect' gas fire set in decorative surround. Radiator. Upvc double glazed window.



Sliding Doors to:

KITCHEN

2.74m x 2.69m (9'0" x 8'10")

Inset stainless sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Pull-out larder cupboard. Ceramic electric hob with extractor hood above. Built-in oven and microwave. Plumbing for automatic washing machine. Provision for 'fridge / freezer. Radiator. Upvc double glazed window. **Upvc rear door.**



INNER HALL

Deep store cupboard housing gas combination boiler.

BEDROOM ONE

3.35m x 3.27m (11'0" x 10'9")

Built-in cupboard. Radiator. Upvc double glazed window.



BEDROOM TWO

3.22m x 2.36m (10'7" x 7'9")

Built-in cupboard. Radiator.



Upvc double glazed doors to:

CONSERVATORY

3.96m x 2.76m (13'0" x 9'1")

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



SHOWER ROOM

1.82m x 1.60m (6'0" x 5'3")

Corner shower cubicle with mixer shower. Handbasin and wc in vanity unit. Extractor fan. Tiled walls. Radiator. Upvc double glazed window.

