

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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COMMERCIAL
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Proprietors: **David Mansfield ATTON FNAEA.**
Samantha ADDISON

www.dmaestateagents.co.uk
ESTABLISHED 1992



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168 SCARBOROUGH ROAD, FILEY YO14 9NJ



Freehold **£385,000**

FEATURES

- * Stone built four bedroom detached bungalow.
- * Built in 1976 by 'Adams' a local stonemason.
- * Gas central heating to radiators.
- * Upvc double glazed windows and upvc facias.
- * Separate formal dining room.
- * Integral garage.
- * Conservatory.
- * Extensive gardens front, side and rear.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Door to Entrance Hall. Lounge. Inner Hall. Dining Room. Kitchen. Utility Room. Rear Porch. Conservatory. Shower Room. Separate wc. Two Bedrooms.

FIRST FLOOR: Two Bedrooms. Bathroom. Large Loft Room.

OUTSIDE: Gardens front, side and rear. Drive to integrated garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

168 SCARBOROUGH ROAD, FILEY

Front Door to:

ENTRANCE PORCH

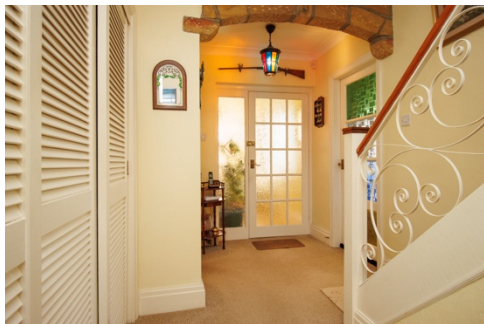
Radiator. Upvc double glazed windows.



Door to:

ENTRANCE HALL

Large storage cupboard. Radiator.



LOUNGE

5.41m x 4.52m (17'9" x 14'10")

Gas fire point. Electric fire in stone surround. Side lights. Radiator. Upvc double glazed bow window. Upvc side window. Porthole stained glass window.



Floor Plan:



Total area: approx. 210.1 sq. metres (2261.5 sq. feet)
Please note this floorplan is a guide and not to scale.
Plan based on aerial imagery.
168 Scarborough Road, Filey

168 Scarborough Road, Filey



Council Tax Band **F.**

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 to Scarborough. The property is situated on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Stained glass door from hall to:

DINING ROOM

3.12m x 4.01m (10'3" x 13'2")

Radiator. Upvc double glazed bow window.



KITCHEN

3.58m x 4.36m (11'9" x 14'4")

Inset stainless steel sink and drainer. Oak effect base cupboards with worktops over. Matching wall cupboards. Built-in oven. Gas hob with extractor hood over. Tiled floor. Radiator. Upvc double glazed window.



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168 Scarborough Road, Filey

UTILITY ROOM

1.85m x 2.79m (6'1" x 9'2")

Inset stainless steel sink and drainer. Base cupboards. Gas boiler. Plumbing for automatic washing machine. Tiled floor. Upvc double glazed window.



Door to:



REAR PORCH

1.34m x 3.55m (4'5" x 11'8")

Tiled floor. Radiator. Upvc double glazed windows. *Upvc rear door.*



SHOWER ROOM

Shower cubicle with mixer shower. Handbasin. Part tiled walls. Radiator. Upvc double glazed window.



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168 Scarborough Road, Filey

Door to:

LOFT ROOM

5.08m long (16'8" long)

Porthole window.



SEPARATE WC

Loft access. Upvc double glazed window.



BEDROOM ONE

2.71m x 4.24m (9'11" x 13'11")

Radiator. Upvc double glazed window.



BEDROOM TWO / STUDY

3.12m x 4.24m (10'3" x 13'11")

Radiator. Upvc double glazed window. *Upvc double glazed door to:*



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OUTSIDE:

Front garden. Drive to integrated **GARAGE 2.99m x 4.67m (9'10" x 15'4")**. Side and rear garden. **GREENHOUSE. SHED.**



168 Scarborough Road, Filey

CONSERVATORY

3.83m x 3.63m (12'7" x 11'11")

Upvc double glazed windows.



Stairs to:

FIRST FLOOR:

LANDING

Airing cupboard housing immersion heater. 'Velux' window.



BEDROOM FOUR

5.10m x 3.65m (16'9" x 12'0")

Radiator. Upvc double glazed window.



BATHROOM

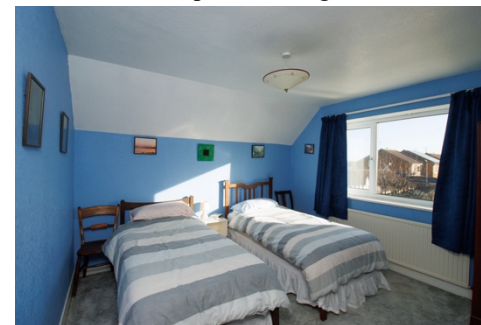
Bath, handbasin and wc. Part tiled walls. Radiator. 'Velux' window.



BEDROOM THREE

3.42m x 3.65m (11'3" x 12'0")

Radiator. Upvc double glazed window.



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