



**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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

**DMA**

ESTATE AGENTS



16 ARNDALE WAY, FILEY YO14 9EW



**Freehold £245,000**

**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.
- \* Conservatory.
- \* Gardens to the front and rear.
- \* Drive to garage.
- \* **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**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



## 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 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.

**Viewing strictly by appointment only through DMA Estate Agents**

## Upvc Double Glazed Door to:

### PORCH

Radiator. Upvc double glazed window.

### LOUNGE

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

Real 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. Gas and electric cooker points. Plumbing for automatic washing machine. 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 wardrobes. Fitted cupboard. Radiator. Upvc double glazed window.



## 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.



## BEDROOM TWO

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

Built-in cupboard. Radiator. **Upvc double glazed doors to:**



## OUTSIDE:

Front garden. Long driveway to brick built **GARAGE** with light and power. **Private rear garden.** Outside lights. **GREENHOUSE.** **Timber SHED** with light and power.

## CONSERVATORY

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

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

