



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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www.dmaestateagents.co.uk
ESTABLISHED 1992



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3 LAKESIDE, PRIMROSE VALLEY, FILEY YO14 9RJ



Freehold £194,995

FEATURES

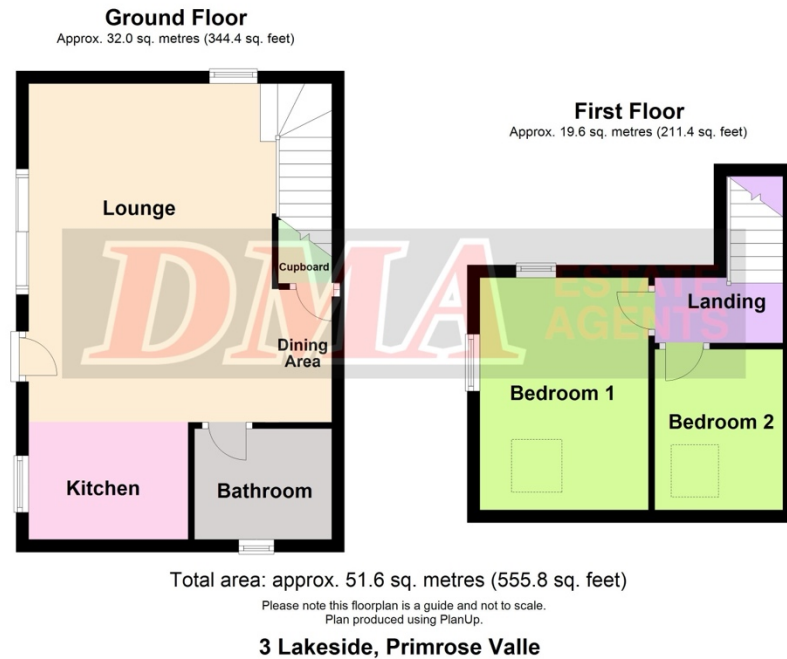
- * Ideal for retirement or holiday home.
- * Two bedroom semi-detached chalet style house.
- * Located in a private select cul-de-sac.
- * Attractive views over the lake.
- * Gas (LPG) central heating to radiators.
- * Upvc double glazing.
- * Good size garden.
- * Sold with no onward chain.
- * EPC Rating: E.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Open Plan Living Room. Kitchen. Bathroom.
Stairs from Lounge to:	
FIRST FLOOR:	Two Bedrooms.
OUTSIDE:	Garden.

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



Council Tax Band **B.**

LOCATION:

Primrose Valley is a pretty seaside hamlet located just off the main A165 Scarborough to Bridlington road, about 2.5 miles from Filey, 6.5 miles from Bridlington and 9 miles from Scarborough.

DIRECTIONS:

From Filey take the main A165 road to Bridlington. After the Royal Oak crossing take the first turning left onto Primrose Valley Road and Lakeside is the first turning on the right. The property is located on the left hand side.

3 LAKESIDE, PRIMROSE VALLEY, FILEY

Front Door to:

OPEN PLAN LIVING DINING AREA

Lounge Area
3.89m x 3.69m (12'9" x 12'1")

Radiator. Side upvc double glazed window. **Upvc double glazed patio doors with views over the garden to the lake.**



Dining Area
2.54m x 2.26m (8'4" x 7'5")

Under stairs cupboard

Viewing strictly by appointment only through DMA Estate Agents

/ continued over

KITCHEN

2.31m x 2.54m (7'7" x 8'4")

Black sink, vegetable sink and drainer. Modern white glossy base cupboards with worktops over. Matching wall units. Electric hob with extractor hood above. Built-in oven. Integrated 'fridge and washing machine. Chrome towel ladder radiator. Cupboard housing gas combination boiler. **Upvc double glazed window with views.**



BEDROOM TWO

2.71m x 1.96m (8'11" x 6'5")

Radiator. 'Velux' window.



BATHROOM

1.78m x 2.34m (5'10" x 7'8")

Large walk-in shower with mixer taps. Handbasin and wc. Tiled walls and floor. Extractor fan. Chrome ladder radiator. Small upvc double glazed window.

FIRST FLOOR

LANDING

Open plan stairwell overlooking lounge area. **Loft access.**

BEDROOM ONE

2.72m x 3.66m (8'11" x 12'0")

Handbasin in vanity unit. Radiator. 'Velux' window. **Upvc double glazed window with views to lake.**



OUTSIDE:

Enclosed good size garden. Small patio area.

