



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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14 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £369,950

FEATURES

- * Large three bedroom detached bungalow.
- * Located on the popular country park estate.
- * Built in the early 1970s by Northern Ideal Homes.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Cavity wall insulation.
- * Modern fitted kitchen.
- * L-shaped lounge / dining room.
- * Conservatory
- * Garage
- * Enclosed south facing garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Porch. Entrance Hall. L-Shaped Lounge / Dining Room. Kitchen. Three Bedrooms. Bathroom. Separate WC.

OUTSIDE: Front garden. Drive to garage. Enclosed south facing rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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14 WOOLDALE DRIVE, FILEY

Upvc Front Door to:

ENTRANCE PORCH

Radiator.



ENTRANCE HALL

Radiator.



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14 Wooldale Drive, Filey -

L-SHAPED LOUNGE / DINING AREA

LOUNGE

5.28m x 3.42m (17'4" x 11'3")

Electric fire in marble surround and hearth. Upvc double glazed window.



DINING AREA

3.91m x 2.23m (12'10" x 7'4")

Radiator. *Upvc sliding patio doors to the Conservatory.*

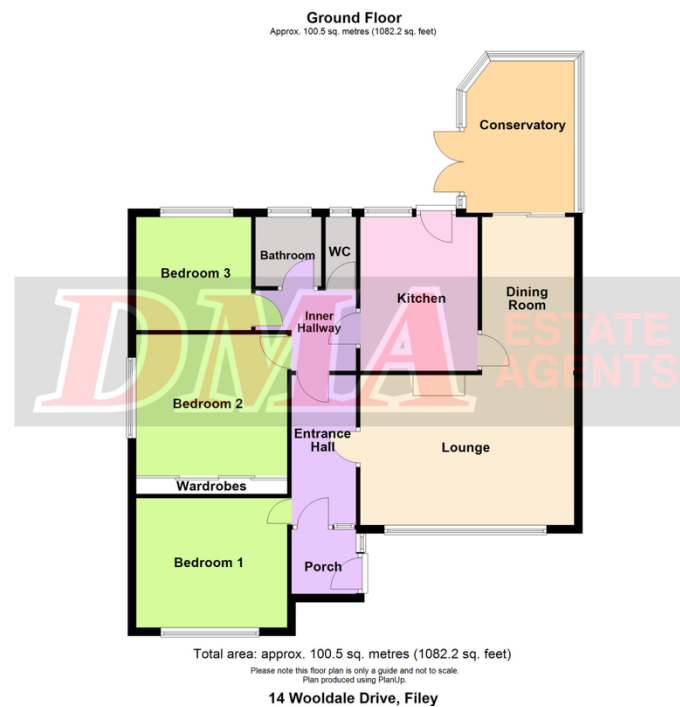


CONSERVATORY

3.68m x 2.61m (12'1" x 8'7")

Radiator. Laminate flooring. Upvc double glazed windows. *Upvc double doors to garden.*

Floor Plan:





KITCHEN

3.70m x 2.84m (12'2" x 9'4")

Inset stainless steel sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Inset gas hob with extractor hood over. Built-in electric double oven. Integrated 'fridge / freezer, automatic washing machine and dishwasher. Upvc double glazed window. **Upvc rear door.**



Council Tax Band

D.

DIRECTIONS:

Take the road to Scarborough out of Filey. 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 on the right hand side.



INNER HALL

Loft access.

Viewing strictly by appointment only through DMA Estate Agents

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BATHROOM
1.67m x 1.60m (5'6" x 5'3")

Bath with shower over and screen. Handbasin in vanity unit. Fully tiled walls. Chrome towel radiator. Upvc double glazed window.



SEPARATE WC

Radiator. Upvc double glazed window.

BEDROOM ONE **3.65m x 3.12m** (12'0" x 10'3")

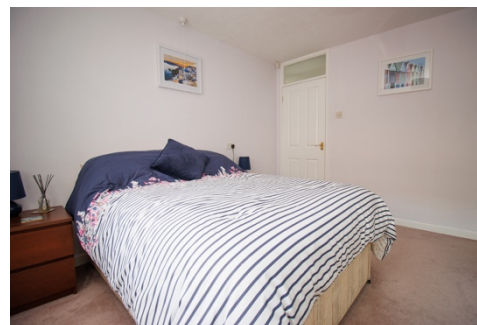
Radiator. Upvc double glazed window.



BEDROOM TWO

2.74m x 3.40m (12'0" x 11'2")

Built-in wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



BEDROOM THREE
2.74m x 2.79m (9'0" x 9'2")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE**. Enclosed south facing rear garden. Patio area. **TWO SHEDS.**

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