



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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AGENTS

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www.dmaestateagents.co.uk
ESTABLISHED 1992



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10 ARNDALE WAY, FILEY YO14 9EW



Freehold £295,000

FEATURES

- * Three bedroom detached bungalow on a large plot with two driveways and garage.
- * Built by 'Northern Ideal Homes' in the 1970's.
- * Located on the popular Country Park Estate convenient for the town and beach and close to all amenities.
- * Upvc double glazing.
- * Electric storage heaters.
- * Conservatory.
- * Two driveways with garage and carport.
- * Easy maintenance front and rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is highly recommended.

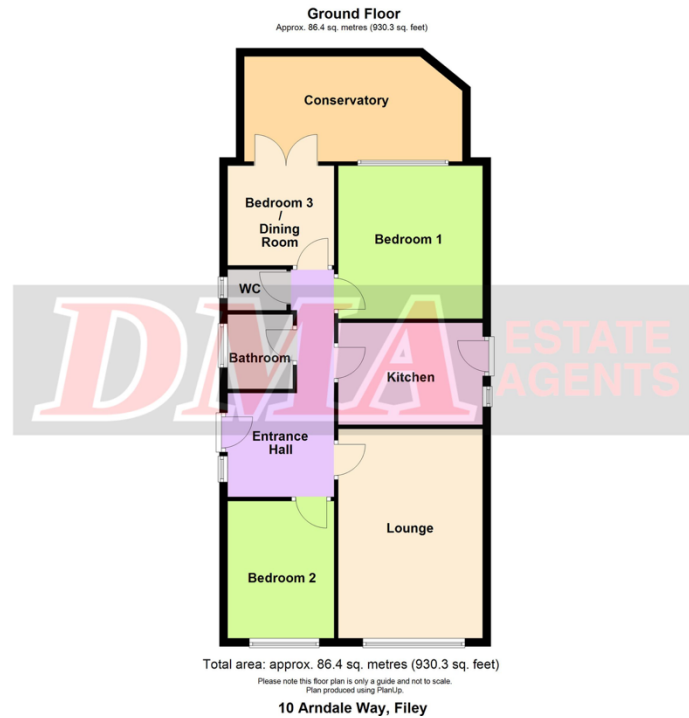
ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Entrance Hall. Lounge. Kitchen. Bathroom.
 Separate WC. Conservatory. Three Bedrooms.

OUTSIDE: Front and rear gardens. Two driveways. Garage. Car port.

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Floor Plan:



10 Arndale Way, Filey - continued

OUTSIDE:

Low maintenance front garden. Two drives. **GARAGE 5.96 x 2.84m** (19'7" x 9'4") with electric light and power and small utility area. **CARPORT.** Paved rear garden.



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 and the property is located at the top of the cul-de-sac on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

10 ARNDALE WAY, FILEY

Upvc Side Door to:

ENTRANCE HALL

Storage heater. **Loft access.**



LOUNGE

5.13m x 3.53m (16'10" x 11'7")

'Living flame' gas fire in modern surround with marble hearth. Storage heater. Upvc double glazed window.



KITCHEN

3.65m x 2.48m (12'0" x 8'2")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker point with extractor hood over. Plumbing for automatic washing machine. Provision for 'fridge. Upvc double glazed window.

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BEDROOM ONE

3.75m x 2.56m (12'4" x 8'5")

Built-in wardrobes and matching drawers. Storage heater. Upvc double glazed window.



BEDROOM TWO

3.35m x 2.89 (11'0" x 9'6")

Fitted wardrobes. Storage heater. Timber double glazed window.



BATHROOM

1.82m x 1.67m (6'0" x 5'6")

Bath with electric 'Triton' shower over. Handbasin. Fully tiled walls. Heated towel rail. Upvc double glazed window.



SEPARATE WC

1.44m x 1.06 (4'9" x 3'5")

Handbasin and wc. Fully tiled walls. Upvc double glazed window.



BEDROOM THREE / DINING ROOM

2.61m x 2.41m (8'7" x 7'11")

Wall mounted electric storage heater.
Upvc double glazed doors to:

CONSERVATORY

5.15m x 2.56 (16'11" x 8'5")

Upvc double glazed windows.



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