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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.*
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* *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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992

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DMA ESTATE AGENTS

OPEN 7 DAYS

3 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £250,000

FEATURES

* Well presented two bedroom detached bungalow.
* Located on the very popular Country Park Estate.
* Gas central heating to radiators.
* Mixture of triple glazed and double glazed upvc windows.
* Cavity wall insulation.
* Solar panels (owned outright with approx. £1000 pa income).
* Modern bathroom (Fitted July 2026).
* Gardens front and rear.
* Drive to garage.
* **EPC Rating: B.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Kitchen. Lounge. Two Bedrooms. Bathroom.
OUTSIDE:	Front garden. Drive to garage. Enclosed rear garden.

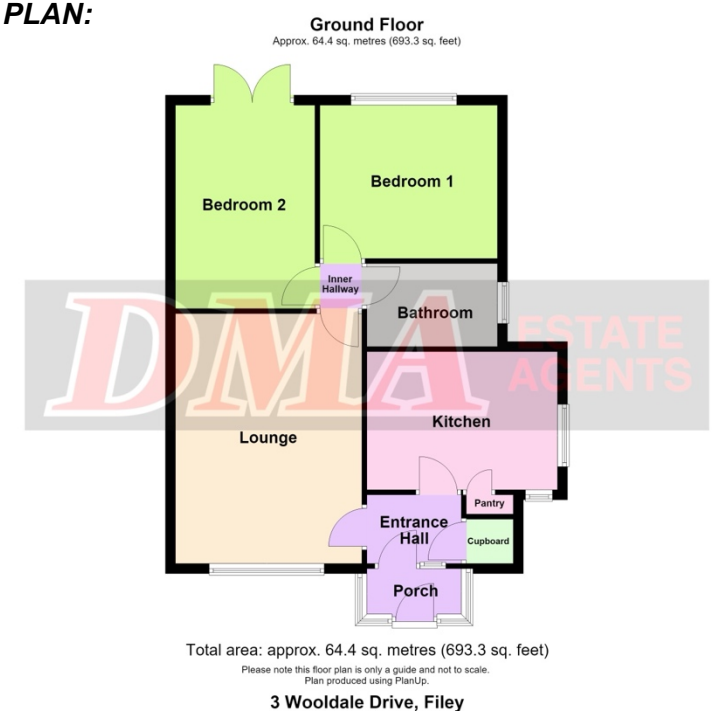
26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

SUMMERHOUSE **2.69m x 2.74m** (8'10" x 9'0")





FLOOR PLAN:



Council Tax Band **C.**

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 left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:



ENTRANCE PORCH
1.87m x 0.96m (6'2" x 3'2")

Upvc double glazed windows.

Upvc Double Glazed Door to:



ENTRANCE HALL

Cupboard housing gas combination boiler. Radiator.

KITCHEN **3.81m x 3.25m** (12'6" x 10'8")

Round inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Pantry. Induction hob with extractor fan over. Built-in oven. Integrated 'fridge / freezer. Plumbing for automatic washing machine. Radiator. Two upvc double glazed windows.





LOUNGE **5.05m x 3.70m** (16'7" x 12'2")

'Living flame' gas fire in feature surround. Radiator. Upvc triple glazed window.




BEDROOM ONE **3.71m x 3.33m** (12'2" x 10'11")

Radiator. Upvc triple glazed window.




BEDROOM TWO **3.50m x 3.30m** (11'6" x 10'10")

Inset spotlights. Radiator. ***Upvc double glazed patio doors to the garden.***




BATHROOM (*fitted July 2026*)
2.59m x 1.82 (8'6" x 5'4")

Bath, handbasin in vanity unit and wc. Inset spotlights. Tiled floor. Chrome ladder radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE 5.18m x 2.54m** (17'0" x 8'4") with electric up and over door, light and power. Rear garden. **SHED.**






/ continued over