



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
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COMMERCIAL
SALES



Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
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

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110 SCARBOROUGH ROAD, FILEY YO14 9NJ



Freehold Offers in Excess of £215,000

FEATURES

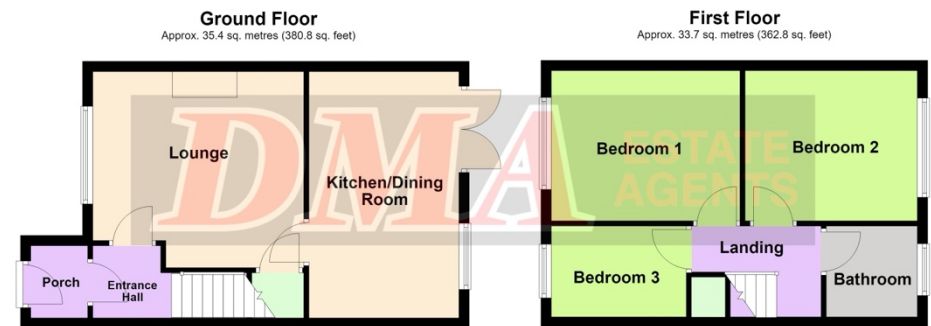
- * Well presented three bedroom semi-detached house.
- * Recently refurbished to a high standard, including new upvc double glazed windows, gas central heating system, kitchen and bathroom.
- * Currently used as a successful holiday let.
- * Gardens front and rear.
- * Garage.
- * **Sold with no onward chain.**
- * **EPC Rating: F.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Gardens front and rear. Garage.

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

Floor Plan:



Total area: approx. 69.1 sq. metres (743.5 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

110 Scarborough Road, Filey

OUTSIDE:

Front garden. Drive to **GARAGE** with electric light and power. Plumbing for automatic washing machine. 'Ideal' gas combination boiler (installed 2023). Enclosed rear garden.



DIRECTIONS:

From the DMA office proceed left along Belle Vue Street. Follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout and follow the road out of Filey. The property is situated on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE PORCH

ENTRANCE HALL

Radiator.



LOUNGE

4.08m x 3.42m (13'5" x 11'3")

Electric fire. Understairs cupboard. Radiator. Upvc double glazed window.



DINING KITCHEN

4.74m x 2.89m (15'7" x 9'6")

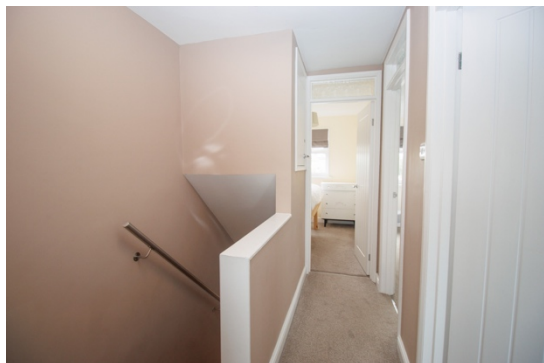
Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Induction hob with extractor hood above. Built-in eye-level oven. Integrated dishwasher. Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING

Built-in cupboard. **Loft access.**



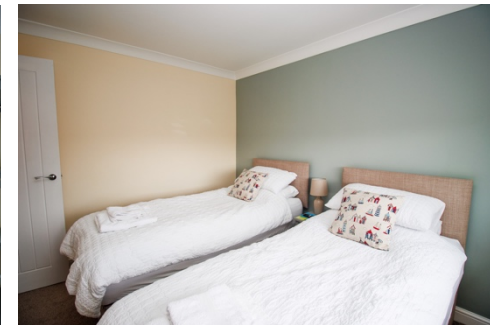
BEDROOM ONE 3.91m x 2.87m (12'10" x 9'5")

Radiator. Upvc double glazed window.

BEDROOM TWO

3.12m x 2.89m (10'3" x 9'6")

Radiator. Upvc double glazed window.



BEDROOM THREE 3.61m x 1.72m (8'7" x 5'10")

Built-in cabin bed. Radiator. Upvc double glazed window.



BATHROOM 1.76m x 1.67m (5'9" x 5'5")

Bath with shower over and screen. Handbasin and wc. Radiator. Upvc double glazed window.