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Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

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- \* 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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**DMA** ESTATE  
AGENTS

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Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



'THE GABLES'  
68 MUSTON ROAD, FILEY YO14 0AL



Freehold £597,000

### FEATURES

- \* Very attractive double fronted four bedroom detached residence.
- \* Located in this much sought after main road position.
- \* The property offers excellent spacious accommodation.
- \* 'New' gas central heating to radiators.
- \* Upvc double glazing.
- \* Large entrance hall.
- \* Modern fitted breakfast kitchen.
- \* Two large reception rooms.
- \* Ensuite to master bedroom.
- \* Conservatory.
- \* Long gated driveway to brick and tiled garage with adjacent store.
- \* Large gardens to the front and rear.
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

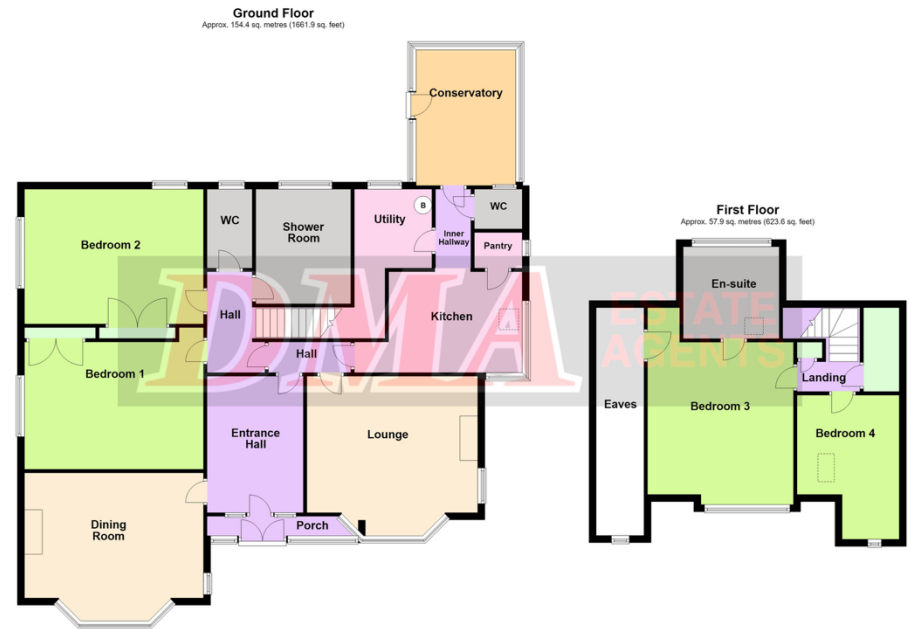
GROUND FLOOR: Recessed Vestibule. Front Door to Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Conservatory. Two Bedrooms. Bathroom. Separate WC.

FIRST FLOOR: Two Bedrooms (one with Ensuite WC and handbasin).

OUTSIDE: Electric gates. Front garden. Drive to garage. Rear garden.

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

## Floor Plan:



Total area: approx. 212.3 sq. metres (2285.4 sq. feet)

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

**68 Muston Road, Filey**

'THE GABLES', 68 MUSTON ROAD, FILEY

**RECESSED ENTRANCE VESTIBULE**

**Front Door to:**

**ENTRANCE HALL**

**3.84m x 2.69m (12'7" x 8'10")**

Oak panelling. Radiator. Delft rack. Feature original internal doors with leaded lights. Laminate flooring. 'Velux' window.



**DINING ROOM**

**5.03m x 4.22m (16'6" x 13'10")**

Gas log burner. Laminate flooring. Radiator. Upvc double glazed bay window. Two upvc double glazed side windows.



/ continued over

## LOUNGE

**4.80m x 4.06m** (15'9" x 13'4")

Black cast iron gas stove in brick surround with tiled back and hearth. Laminate flooring. Two radiators. Upvc double glazed bay window. Upvc double glazed side window.



## KITCHEN

**4.27m x 3.00m** (14'0" x 9'10")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with granite worktops over. Matching wall cupboards. Island. Five burner gas stove. Large walk-in pantry. Integrated dishwasher. Inset spotlights. 'Velux' window. Upvc double glazed window.



**Council Tax Band E.**

### DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. The property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

### ENSUITE

**2.69m x 2.56m** (8'10" x 8'9")

Bath. Quadrant shower cubicle. WC and handbasin. Extractor fan. Radiator. Upvc double glazed window.



### Access from Bedroom Three to LARGE WALK-IN LOFT

Feature porthole window.

### BEDROOM FOUR / STUDY

**2.49m x 2.44m** (8'2" x 8'0")

Feature porthole window. Radiator. Eaves storage. 'Velux' window.



### OUTSIDE:

Electric gates to front garden. Long drive to detached **brick GARAGE with tiled roof** and electric door **5.26m x 3.05m** (17'3" x 10'0") with **electric light and power**. Attached **brick STORE**. Large rear garden with lawn and borders. Patio and seating areas.

### UTILITY ROOM

**2.13m x 2.13m** (7'0" x 7'0")

Stainless steel sink and drainer. Modern base cupboards. Plumbing for automatic washing machine. New 'Viesmann' gas combination boiler to central heating. Upvc double glazed window.



### SEPARATE WC

**1.52m x 0.36m** (5'0" x 2'10")

Handbasin. Tiled walls. Radiator. Upvc double glazed window.

### CONSERVATORY

**3.81m x 2.79m** (12'6" x 9'2")

New glass roof. Electric heater. Upvc double glazed windows. **Upvc double glazed door to the garden.**



**BEDROOM ONE**

**4.27m x 3.15m** (14'10" x 10'4")

Fitted wardrobes. Radiator. Upvc double glazed window.



**BEDROOM TWO**

**4.27m x 3.78m** (14'0" x 12'5")

Built-in wardrobes. Two radiators. Two upvc double glazed windows.



**SHOWER ROOM**

**2.72m x 1.83m** (8'11" x 6'0")

Large walk-in shower. Handbasin and wc in vanity unit. Tiled walls. Ladder towel rail. Inset spotlights. Upvc double glazed window.



**SEPARATE WC**

Handbasin. Upvc double glazed window.



**INNER HALL**

Radiator.

**Stairs from Inner Hall to FIRST FLOOR:**

**LANDING**

Built-in cupboard. Linen cupboard.

**BEDROOM THREE**

**4.19m x 4.09m** (13'9" x 13'5")

Radiator. Upvc double glazed window.

