



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
SALES

DMA ESTATE
AGENTS

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.

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22 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £289,950

FEATURES

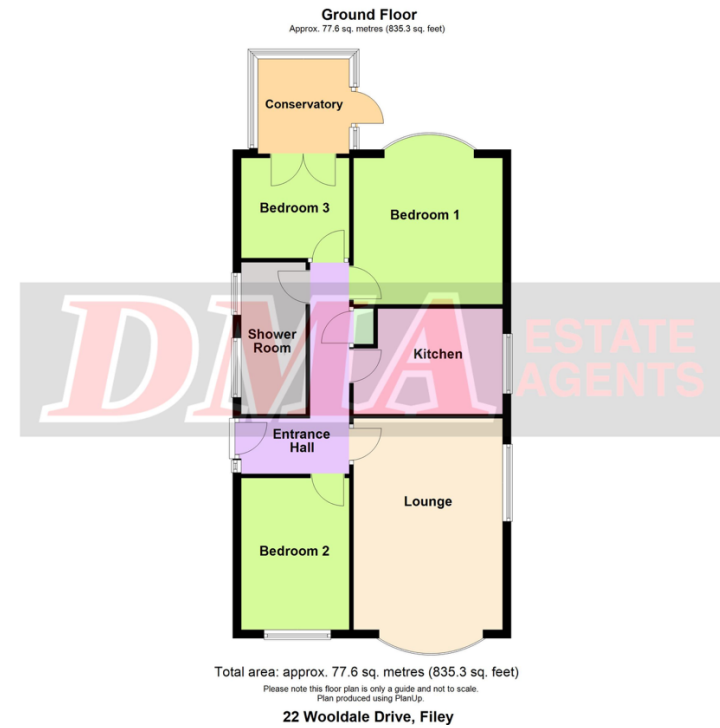
- * Three bedroom detached bungalow built by 'Northern Ideal Homes' in the 1970's.
- * Conveniently located on the Country Park Estate, close to the town.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Cavity wall insulation.
- * Conservatory.
- * Front garden.
- * Block paved drive to garage space.
- * South facing rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Door to Entrance Hall. Lounge. Kitchen.
	Three Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front garden. Block paved drive to garage space.
	South facing rear garden.

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

Floor Plan:





Council Tax Band **C.**

DIRECTIONS:

From the DMA office take the road to Scarborough out of Filey. Go straight across the large roundabout at the beginning of Scarborough Road onto Fir Tree Drive and take the first turning on the right onto Arndale Way. Wooldale Drive is the second turning on the left and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door to:

ENTRANCE HALL

Built-in cupboard. ***Access to loft via pull down ladder housing gas central heating boiler.***

LOUNGE

5.05m x 3.56m (16'7" x 11'8")

'Living Flame' gas fire. Radiator. Upvc double glazed side window. Upvc double glazed bow window.



KITCHEN

3.53m x 2.54m (11'7" x 8'4")

Inset white sink and vegetable drainer with mixer tap. Base units with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Electric double oven. Plumbing for automatic washing machine. Provision for tall 'fridge freezer. Radiator. Inset spotlights. Upvc double glazed bow window.



BEDROOM TWO

3.61m x 2.57m (11'10" x 8'5")

Radiator. Upvc double glazed window.



SHOWER ROOM

Large walk-in shower with mixer taps. Handbasin in vanity unit and wc. Extractor fan. Radiator. Inset spotlights. Two upvc double glazed windows.



BEDROOM ONE

3.45m x 3.38m (11'4" x 11'1")

Radiator. Upvc double glazed bow window.



BEDROOM THREE / DINING ROOM

2.74m x 2.39m (9'0" x 7'10")

Radiator.



Upvc Patio Doors to:

CONSERVATORY

3.10m x 2.26m (10'2" x 7'5")

Upvc double glazed windows with blinds. **Upvc double glazed door.**



OUTSIDE:

Front garden. Block paved drive to garage space. South facing rear garden. Patio area. **SHED.**