



**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](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE AGENTS



67 SCARBOROUGH ROAD, FILEY YO14 9NQ



Freehold £238,000

### FEATURES

- \* Ideal family home.
- \* Three / four bedroom mid terrace house.
- \* Located close to the town centre and convenient for most amenities.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* Recently converted loft incorporating ensuite shower room.
- \* Gardens front and rear.
- \* Parking to the front.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Hall. Lounge. Dining Kitchen. Utility Room.
FIRST FLOOR:	Two Bedrooms. Bathroom. Bedroom / Study
Stairs from Bedroom to:	
SECOND FLOOR:	Further bedroom. Ensuite Shower Room.
OUTSIDE:	Parking to the front. Enclosed rear garden.

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67 SCARBOROUGH ROAD, FILEY

**Upvc Front Doors to:**

**ENTRANCE PORCH**

Upvc double glazed windows.



**Upvc Double Glazed Door to:**

**ENTRANCE HALL**

Radiator.



**LOUNGE**  
**4.87m x 4.44m (16'0" x 14'7")**

'Living flame' gas fire. Radiator.  
Three upvc double glazed window.

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### DINING KITCHEN

3.50m x 3.53m (11'6" x 11'7")

Inset white sink, vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Gas hob. Built-in oven. Integrated 'fridge / freezer and dishwasher. Laminate flooring. Gas combination boiler. Inset spotlights. Radiator. Upvc double glazed window.

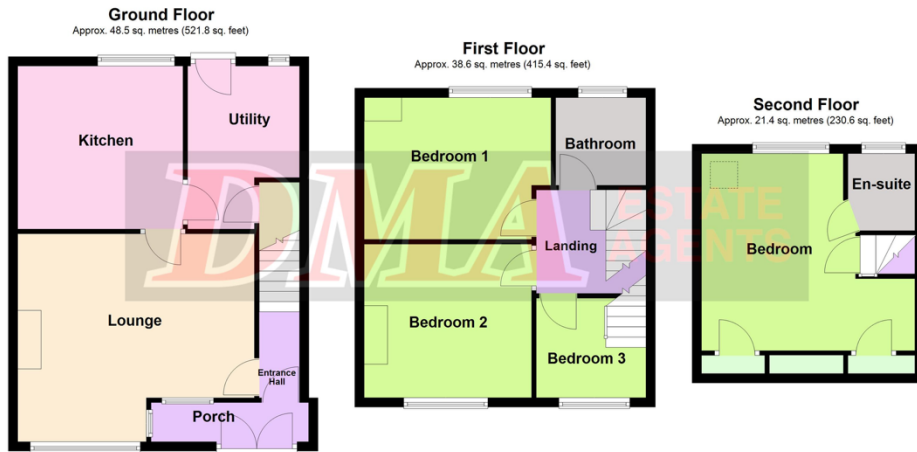


### UTILITY ROOM

Base cupboards with worktops over. Tall larder cupboard. Understairs cupboard. Plumbing for automatic washing machine and tumble dryer. Laminate flooring. Radiator. Upvc double glazed window. **Upvc double glazed door.**



**Floor Plan:**



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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

67 Scarborough Road, Filey

**FIRST FLOOR:**

**BATHROOM**  
1.93m x 1.87m (6'4" x 6'2")

'P' shaped bath with electric shower over and screen. Handbasin in vanity unit and wc. Tiled walls. Chrome ladder radiator. Upvc double glazed window.



**BEDROOM ONE** 3.53m x 3.47m (11'7" x 11'5")

Feature fireplace. Radiator. Upvc double glazed window.



**BEDROOM TWO** 4.06m x 3.20m (13'0" x 10'6")

Original 'cast iron' fireplace. Radiator. Upvc double glazed window.



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**BEDROOM THREE**  
3.12m x 2.33m (10'3" x 7'8")

Radiator. Upvc double glazed window.



**ENSUITE**

Corner shower cubicle with electric shower. Handbasin and wc. Chrome ladder. Inset spotlights. Radiator. Upvc double glazed window.



**Stairs to:**

**BEDROOM**  
4.57m x 4.21m (15'0" x 13'10")

Inset spotlights. Radiator. 'Velux' window. Upvc double glazed window.



**OUTSIDE:**

Parking to the front. Enclosed rear garden laid to patio and decking. Large **SHED 4.87m x 2.43m (16'0" x 8'0") with light and power.**



**Council Tax Band A.**

**DIRECTIONS:**

From the DMA office follow the Scarborough road out of Filey and the property is located on the left hand side.

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