

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

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Proprietors: **David Mansfield ATTON FNAEA.**
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www.dmaestateagents.co.uk

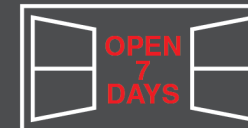
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12 FILEY ROAD, GRISTHORPE YO14 9PH



Freehold £235,000

FEATURES

- * Well presented three bedroom semi-detached bungalow.
- * **Newly renovated and extended.**
- * Situated in a popular village between Filey and Scarborough.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Two reception rooms.
- * Newly fitted kitchen (2023)
- * Newly fitted bathroom and separate wc (on the First Floor.)
- * Front and rear gardens.
- * Conservatory / Sunroom.
- * Long drive to Garage.
- * **EPC Rating: C.**
- * Viewing is very highly recommended to appreciate the space the property offers.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Side Door to Entrance Hall. Lounge. Dining Room. Bathroom. Bedroom. Kitchen.

FIRST FLOOR: Two Bedrooms. Separate WC.

OUTSIDE: Front and rear gardens. Conservatory / sunroom. Garage.

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12 FILEY ROAD, GRISTHORPE

Upvc Side Door to:

ENTRANCE HALL

Built-in cupboard. Electric panel heater. Laminate flooring.



LOUNGE

5.00m x 4.00m (16'5" x 13'1")

Feature fireplace with electric stove. Two radiators. Upvc double glazed window.



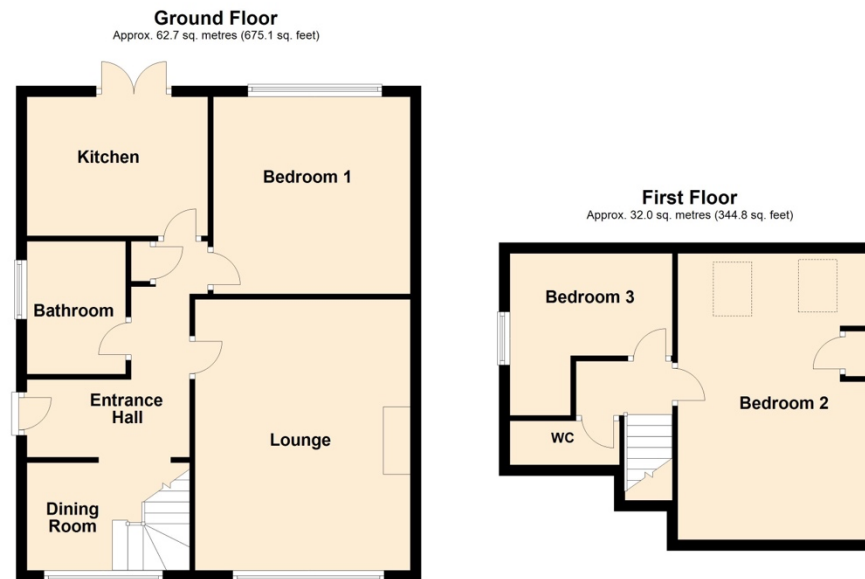
DINING ROOM / STUDY

3.07m x 2.03m (10'1" x 6'8")

Radiator. Upvc double glazed window. *Stairs to first floor.*



Floor Plan:



Total area: approx. 94.7 sq. metres (1019.9 sq. feet)

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

12 Filey Road, Gristhorpe

12 Filey Road, Gristhorpe - continued

OUTSIDE:

CONSERVATORY / SUN ROOM

Upvc double glazed windows.
Upvc double glazing.



Front and rear gardens. Drive to **GARAGE** with light and power.



Council Tax Band C.

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

DIRECTIONS:

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. The property is located on the left hand side as you drive through the village.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM

Bath with mixer tap with thermostatic shower and screen. Handbasin in vanity unit and wc with concealed cistern. Vertical radiator. Inset spotlights. Upvc double glazed window.



BEDROOM ONE

3.65m x 3.65m (12'0" x 12'0")

Built-in wardrobes with sliding mirror doors. Laminate flooring. Radiator. Upvc double glazed window.



/ continued over

KITCHEN

2.61m x 3.35m (8'7" x 11'0")

Inset black composite sink and drainer with mixer spray tap. Modern white gloss base cupboards with worktops over. Matching wall cupboards. Built-in eye-level oven and microwave. Five ring gas hob with extractor hood over. Integrated 'fridge. Plumbing for automatic washing machine and dishwasher. Inset spotlights. Plinth heater. *Upvc double glazed French doors to the garden.*



FIRST FLOOR:

BEDROOM TWO

5.25m into eaves x 3.37m
(17'3" into eaves x 11'1")

Built-in cupboard housing 'Ideal' combination boiler (*installed 2021*). Eaves storage. Radiator. Two 'Velux' windows.



BEDROOM THREE

3.60m x 2.48m (11'10" x 8'2")

Radiator. Upvc double glazed window.



SEPARATE WC

Handbasin in vanity unit.
Extractor fan.

