

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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COMMERCIAL
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Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

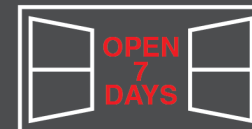
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63 SCARBOROUGH ROAD, FILEY YO14 9NQ



Freehold £262,000
(Sold fully furnished)

FEATURES

- * **Ideal family home.**
- * Spacious three bedroom end terrace house.
- * Located close to the town centre and convenient for most amenities.
- * Updated and modernised throughout.
- * Modern fitted kitchen.
- * Tastefully decorated.
- * Two bathrooms.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Large attached garage.
- * Block paved drive with ample parking for 3/4 cars.
- * Large garden.
- * **Sold fully furnished.**
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Kitchen. Shower Room.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Block paved drive with ample parking. Large rear garden. Attached garage.

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

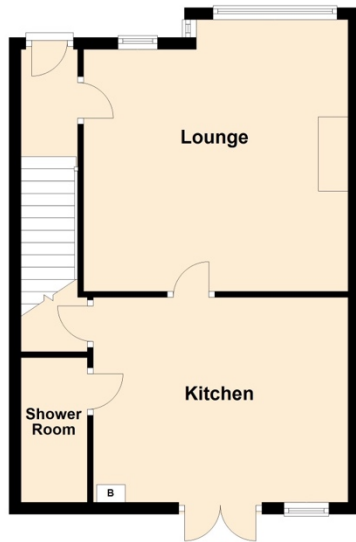
OUTSIDE:

Front garden. Block paved drive with ample parking for three or four cars. Rear garden with patio area and lawn. **Attached GARAGE 7.92m x 3.04m (26'0" x 10'0") with light and power. Side Door.**



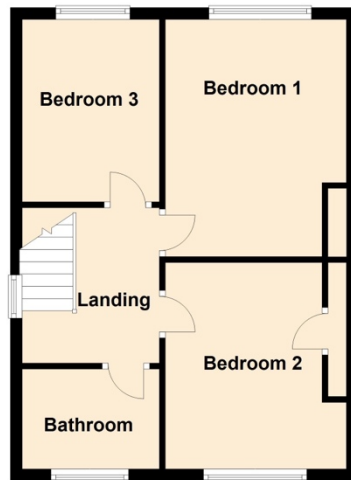
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)

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

63 Scarborough Road, Filey

Council Tax Band B.

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 to Scarborough. The property is situated on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Radiator.

Door to:

LOUNGE

4.92m into bay x 4.57m
(16'2" into bay x 15'0")

Electric stove-effect fire with timber mantle and stone hearth. Radiator. Upvc double glazed square bay window. Small upvc double glazed window to side.



KITCHEN

4.29m x 3.45m (14'1" x 11'4")

Island / breakfast bar with white sink, vegetable sink and drainer. Base cupboards and drawers with work tops over. Matching wall cupboards. Tall larder unit. Integrated 'fridge / freezer. Built-in oven and microwave. Electric hob. 'Klarstein' extractor hood above. Inset spotlights. Cupboard housing combination boiler. Deep understairs cupboard. Radiator. **Upvc patio doors to rear garden.**



SHOWER ROOM

2.43m x 1.11m (8'0" x 3'8")

Walk-in shower cubicle.
Handbasin and wc. Chrome ladder radiator.



BEDROOM TWO

3.48m x 2.92m (11'5" x 9'7")

Fitted wardrobes. Cupboard. Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING

Radiator. Upvc double glazed window. *Access to loft.*

BEDROOM ONE

4.01m x 3.15m max (13'2" x 10'4" max)

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM THREE

3.07m x 2.31m (10'1" x 7'7")

Radiator. Upvc double glazed window.



BATHROOM

Large bath. Handbasin and wc. Half tiled walls. Spotlights. Chrome towel rail. Upvc double glazed window.