

### 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



168 SCARBOROUGH ROAD, FILEY YO14 9NJ



Freehold **£385,000**

### FEATURES

- \* Stone built four bedroom detached bungalow.
- \* Built in 1976 by 'Adams' a local stonemason.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows and upvc facias.
- \* Separate formal dining room.
- \* Integral garage.
- \* Conservatory.
- \* Extensive gardens front, side and rear.
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Door to Entrance Hall. Lounge. Inner Hall. Dining Room. Kitchen. Utility Room. Rear Porch. Conservatory. Shower Room. Separate wc. Two Bedrooms.

FIRST FLOOR: Two Bedrooms. Bathroom. Large Loft Room.

OUTSIDE: Gardens front, side and rear. Drive to integrated garage.

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)

168 SCARBOROUGH ROAD, FILEY

**Front Door to:**

**ENTRANCE PORCH**

Radiator. Upvc double glazed windows.



**Door to:**

**ENTRANCE HALL**

Large storage cupboard. Radiator.



**LOUNGE**

**5.41m x 4.52m (17'9" x 14'10")**

Gas fire point. Electric fire in stone surround. Side lights. Radiator. Upvc double glazed bow window. Upvc side window. Porthole stained glass window.



**Floor Plan:**



Total area: approx. 210.1 sq. metres (2261.5 sq. feet)  
Please note this floorplan is a guide and not to scale.  
Plan based on aerial imagery.  
168 Scarborough Road, Filey



168 Scarborough Road, Filey



**Council Tax Band**      **F.**

**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 right hand side.

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

**Stained glass door from hall to:**

**DINING ROOM**

**3.12m x 4.01m (10'3" x 13'2")**

Radiator. Upvc double glazed bow window.



**KITCHEN**

**3.58m x 4.36m (11'9" x 14'4")**

Inset stainless steel sink and drainer. Oak effect base cupboards with worktops over. Matching wall cupboards. Built-in oven. Gas hob with extractor hood over. Tiled floor. Radiator. Upvc double glazed window.



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168 Scarborough Road, Filey

### UTILITY ROOM

1.85m x 2.79m (6'1" x 9'2")

Inset stainless steel sink and drainer. Base cupboards. Gas boiler. Plumbing for automatic washing machine. Tiled floor. Upvc double glazed window.



*Door to:*



### REAR PORCH

1.34m x 3.55m (4'5" x 11'8")

Tiled floor. Radiator. Upvc double glazed windows. *Upvc rear door.*



### SHOWER ROOM

Shower cubicle with mixer shower. Handbasin. Part tiled walls. Radiator. Upvc double glazed window.



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168 Scarborough Road, Filey

**Door to:**

**LOFT ROOM**

**5.08m long (16'8" long)**

Porthole window.



**SEPARATE WC**

*Loft access.* Upvc double glazed window.



**BEDROOM ONE**

**2.71m x 4.24m (9'11" x 13'11")**

Radiator. Upvc double glazed window.



**BEDROOM TWO / STUDY**

**3.12m x 4.24m (10'3" x 13'11")**

Radiator. Upvc double glazed window. *Upvc double glazed door to:*



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**OUTSIDE:**

Front garden. Drive to integrated **GARAGE 2.99m x 4.67m (9'10" x 15'4")**. Side and rear garden. **GREENHOUSE. SHED.**





168 Scarborough Road, Filey

**CONSERVATORY**

**3.83m x 3.63m (12'7" x 11'11")**

Upvc double glazed windows.



*Stairs to:*

**FIRST FLOOR:**

**LANDING**

Airing cupboard housing immersion heater. 'Velux' window.



**BEDROOM FOUR**

**5.10m x 3.65m (16'9" x 12'0")**

Radiator. Upvc double glazed window.



**BATHROOM**

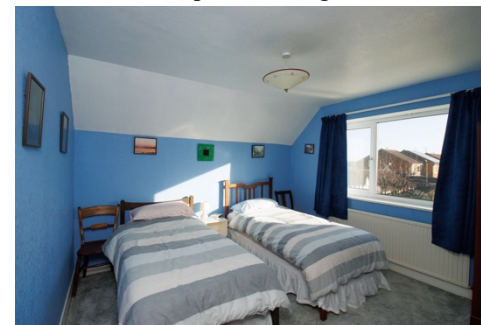
Bath, handbasin and wc. Part tiled walls. Radiator. 'Velux' window.



**BEDROOM THREE**

**3.42m x 3.65m (11'3" x 12'0")**

Radiator. Upvc double glazed window.



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