

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



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ESTATE
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72 WOOLDALE DRIVE, FILEY YO14 9ER



Freehold £230,000

FEATURES

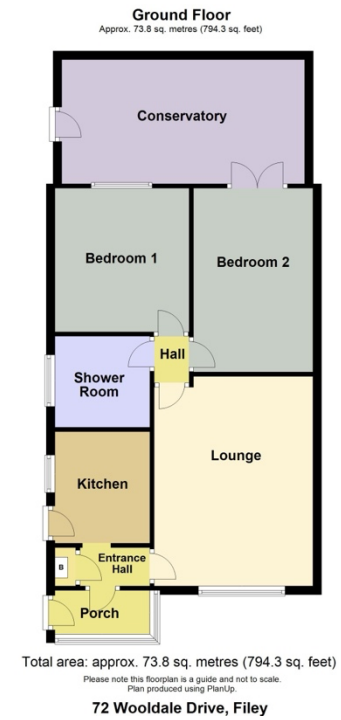
- * Detached two bedroom bungalow.
- * Located on the popular country park estate.
- * Gas central heating.
- * Upvc double glazed windows.
- * Upvc fascias and soffits.
- * Cavity wall insulation.
- * Conservatory.
- * Drive to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Entrance Porch. Door to Entrance Hall. Kitchen.
Lounge. Two Bedrooms. Bathroom. Large Conservatory.
OUTSIDE: Front garden. Drive to garage. Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor plan:





72 WOOLDALE DRIVE, FILEY

Upvc Front Door to:

ENTRANCE PORCH

Radiator. Upvc double glazed windows.



ENTRANCE HALL

Cupboard housing the gas combination boiler to radiators.



Council Tax Band D.

DIRECTIONS:

Take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive and take the second turning on the right onto Wooldale Drive. The property is located on the right hand side.



KITCHEN
2.69m x 2.59m (8'10" x 8'6")

Stainless steel sink and drainer. Base cupboards with worktops over. Wall cupboards. Electric cooker point. **PANTRY.** Radiator. Upvc double glazed window. *Upvc side door to drive.*

Viewing strictly by appointment only through DMA Estate Agents

/ continued over

LOUNGE

5.03m x 3.68m (16'6" x 12'1")

Radiator. Upvc double glazed window.



INNER HALL

SHOWER ROOM

Large shower cubicle with 'Mira' electrical shower. Handbasin and wc. Chrome ladder towel rail. Tiled walls. Upvc double glazed window.



BEDROOM ONE

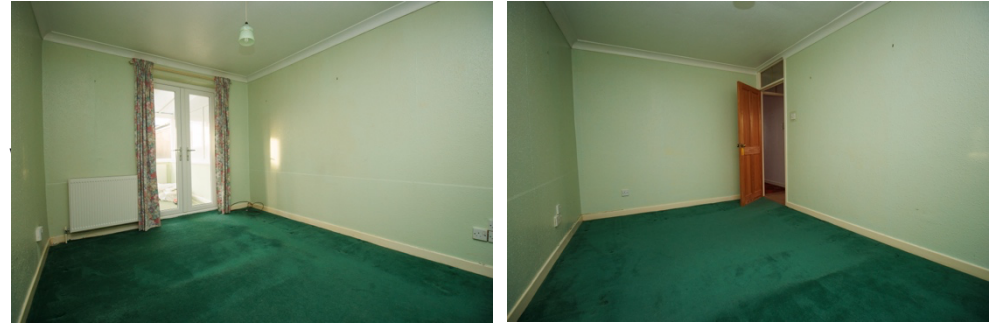
3.53m x 3.12m (11'7" x 10'3")

Wall lights. Radiator. Upvc double glazed window.

BEDROOM TWO

4.11m x 2.77m (13'6" x 9'1")

Radiator. *Upvc double glazed patio doors to:*



CONSERVATORY

5.79m x 2.89m (19'0" x 9'6")

Two radiators. Upvc double glazed windows. *Upvc door to garden.*



OUTSIDE:

Front garden. Drive to **GARAGE 5.43m x 2.7m** (17'10" x 9'1") with light and power. Enclosed rear paved garden with tool shed and putting shed.

