



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



10 ARNDALE WAY, FILEY YO14 9EW



Freehold £295,000

FEATURES

- * Three bedroom detached bungalow on a large plot with two driveways and garage.
- * Built by 'Northern Ideal Homes' in the 1970's.
- * Located on the popular Country Park Estate convenient for the town and beach and close to all amenities.
- * Upvc double glazing.
- * Electric storage heaters.
- * Conservatory.
- * Two driveways with garage and carport.
- * Easy maintenance front and rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is highly recommended.

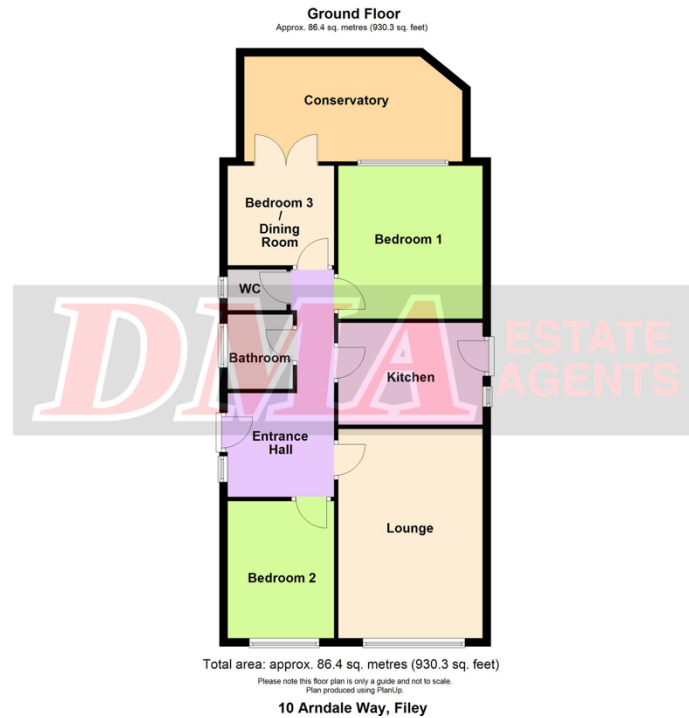
ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Entrance Hall. Lounge. Kitchen. Bathroom.
 Separate WC. Conservatory. Three Bedrooms.

OUTSIDE: Front and rear gardens. Two driveways. Garage. Car port.

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

Floor Plan:



10 Arndale Way, Filey - continued

OUTSIDE:

Low maintenance front garden. Two drives. **GARAGE 5.96 x 2.84m (19'7" x 9'4")** with electric light and power and small utility area. **CARPORT.** Paved rear garden.



Council Tax Band

C.

DIRECTIONS:

From the DMA office take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive. Take the first turning on the right onto Arndale Way and the property is located at the top of the cul-de-sac on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

10 ARNDALE WAY, FILEY

Upvc Side Door to:

ENTRANCE HALL

Storage heater. **Loft access.**



LOUNGE

5.13m x 3.53m (16'10" x 11'7")

'Living flame' gas fire in modern surround with marble hearth. Storage heater. Upvc double glazed window.



KITCHEN

3.65m x 2.48m (12'0" x 8'2")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker point with extractor hood over. Plumbing for automatic washing machine. Provision for 'fridge. Upvc double glazed window.

/ continued over

BEDROOM ONE

3.75m x 2.56m (12'4" x 8'5")

Built-in wardrobes and matching drawers. Storage heater. Upvc double glazed window.



SEPARATE WC

1.44m x 1.06 (4'9" x 3'5")

Handbasin and wc. Fully tiled walls. Upvc double glazed window.



BEDROOM TWO

3.35m x 2.89 (11'0" x 9'6")

Fitted wardrobes. Storage heater. Timber double glazed window.



BEDROOM THREE / DINING ROOM

2.61m x 2.41m (8'7" x 7'11")

Wall mounted electric storage heater.
Upvc double glazed doors to:

BATHROOM

1.82m x 1.67m (6'0" x 5'6")

Bath with electric 'Triton' shower over. Handbasin. Fully tiled walls. Heated towel rail. Upvc double glazed window.



CONSERVATORY

5.15m x 2.56 (16'11" x 8'5")

Upvc double glazed windows.



/ continued over