



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.

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

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64 WHARFEDALE, FILEY YO14 0DP



Freehold £294,950

FEATURES

- * Corner sited two double bedroom detached bungalow.
- * Located close to The Dams nature reserve on the popular Wharfedale estate.
- * Modern dining kitchen and shower room.
- * Utility room.
- * Gas central heating.
- * Upvc double glazing.
- * Low maintenance front garden.
- * Double width drive to garage.
- * Enclosed rear garden.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

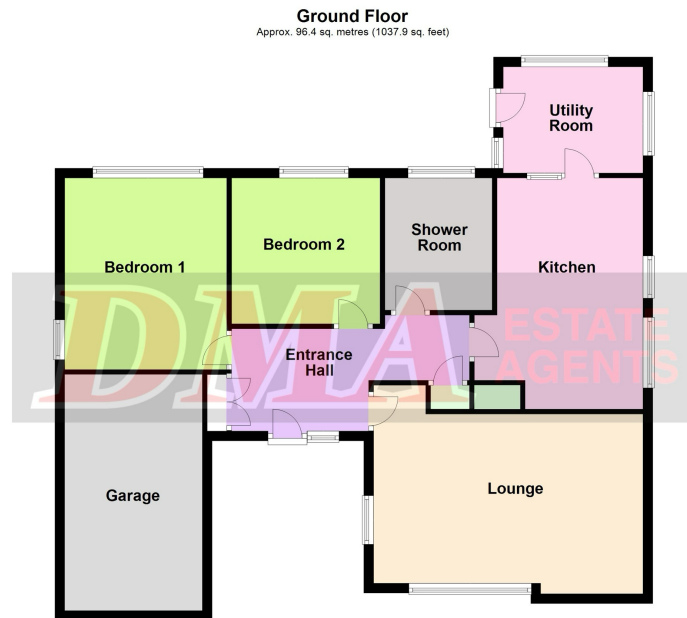
INTERNAL: Front Door to Hallway. Lounge. Dining Kitchen.
Utility Room. Shower Room. Two Bedrooms.

OUTSIDE: Front and rear gardens. Driveway to garage.

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



Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

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

64 Wharfedale, Filey

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the second turning on the right onto Wharfedale then immediately left. Continue round to the end of Wharfedale and the property is situated on left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Coats cupboard. Cupboard housing combination boiler.



LOUNGE

5.53m x 3.45m (18'2" x 11'4")

Gas fire point. Radiator. Upvc double glazed window to the front and smaller upvc double glazed window to the side.



KITCHEN / DINER

4.74m x 2.99m (15'7" x 9'10")

Inset stainless steel sink and drainer. Modern base cupboards and deep drawers with worktops over. Matching wall units. Larder cupboard. Built-in eye level double oven and induction hob. Radiator. Two upvc double glazed windows.



/ continued over



Upvc Door to:

UTILITY ROOM
2.87m x 2.18m (9'5" x 7'2")

Modern base cupboards with worktops over. Plumbing for an automatic washing machine and provision for dryer. Two upvc double glazed windows. **Upvc double glazed rear door.**



SHOWER ROOM

Double quadrant shower cubicle with electric shower. Handbasin and wc. Radiator. Upvc double glazed window. **Loft access.**

BEDROOM TWO
3.04m x 2.99m (10'0" x 9'10")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM ONE
3.93m x 3.32m (12'11" x 10'11")

Fitted wardrobes. Radiator. Upvc double glazed rear window and smaller upvc double glazed window to the side.

OUTSIDE:

Low maintenance front garden. Double drive to **GARAGE 4.85m x 2.81m (15'11" x 9'3")**. Enclosed rear garden. **Timber SHED.**

