

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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16 WHARFEDALE, FILEY YO14 0DG



Freehold £340,000

FEATURES

- * Spacious three bedroom detached bungalow.
- * Located on the popular Wharfedale estate.
- * Built by Northern Ideal Homes in the mid 1960's.
- * Newly fitted bathroom and kitchen.
- * New floor coverings throughout.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Large conservatory.
- * Good size enclosed rear garden.
- * Drive to detached garage.
- * Photovoltaic solar panels.
- * **Sold with no onward chain.**
- * **EPC rating: D**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Porch. Entrance Hall. Lounge. Dining. Room. Kitchen. Conservatory. Inner Hall. Separate WC. Bathroom. Three Bedrooms.
OUTSIDE:	Front garden. Drive to detached garage. Enclosed rear garden.

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

Upvc Front Door to:

ENTRANCE PORCH

Radiator.



ENTRANCE HALL

Radiator.

LOUNGE

5.38m x 3.40m (17'8" x 11'2")

Living flame electric fire in teak effect fireplace. Upvc double glazed bow window.



16 Wharfedale, Filey - continued



Opening to:

DINING AREA
3.91m x 2.59m (12'10" x 8'6")

Radiator.



KITCHEN
3.65m max x 2.79m (12'0" max x 9'2")

Inset stainless steel sink. New modern base cupboards with worktops over. Matching wall cupboards. Pantry. Built-in electric oven. Gas hob with stainless steel extractor hood above. Plumbing for an automatic washing machine. Space for 'fridge / freezer. Cupboard housing gas combination boiler. Radiator.

Floor plan:



Council Tax Band

D.

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 first turning on the right onto Wharfedale bearing left at the junction with Cawthorne Crescent. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

OUTSIDE:

Front garden with low brick wall to the front. Drive to detached brick and tiled **GARAGE 5.18m x 3.30m (17'0" x 10'0") with light and power.** Photovoltaic solar panels. Enclosed rear garden.



LARGE CONSERVATORY
4.47m x 3.70m (14'8" x 12'2")

Radiator. Upvc double glazed windows. 'Velux' window.



INNER HALL

Fitted cupboards. *Loft access with pull down ladder.*



SEPARATE WC

Half-tiled walls. Radiator. Upvc double glazed window.

BATHROOM

Bath with 'Triton T80' electric shower over and handbasin. Radiator. Upvc double glazed window.



BEDROOM ONE

3.70m x 3.35m (12'2" x 11'0")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.70m x 3.14m (12'2" x 10'4")

Radiator. Upvc double glazed bow window.



BEDROOM THREE

2.74m x 2.74m (9'0" x 9'0")

Radiator. Upvc double glazed window.