

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

ESTABLISHED 1992



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59 GREEN MEADOWS DRIVE, FILEY YO14 0FL



Freehold £325,000

FEATURES

- * Recently completed spacious four bedroom detached 'haven' style house.
- * Built by Viola homes.
- * Located on the edge of Mill Meadows.
- * Conveniently situated for Filey's amenities and within a short walk to Glen Gardens and the Seafront.
- * NHBC 10 year warranty.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Ensuite to master bedroom.
- * Garage.
- * Parking for several vehicles.
- * Large south facing enclosed rear garden.
- * **EPC Rating: B.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door Entrance Hall. Lounge. Cloakroom.
Dining Kitchen. Utility Room

FIRST FLOOR: Four Bedrooms. Bathroom. Ensuite to Master Bedroom.

OUTSIDE: Open aspect. Front garden. Drive to garage. Enclosed rear garden.

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59 GREEN MEADOWS DRIVE, FILEY.

Composite Front Door to:

ENTRANCE HALL

Laminate floor. Radiator.



CLOAKROOM

Handbasin and wc. Part tiled walls. Radiator.



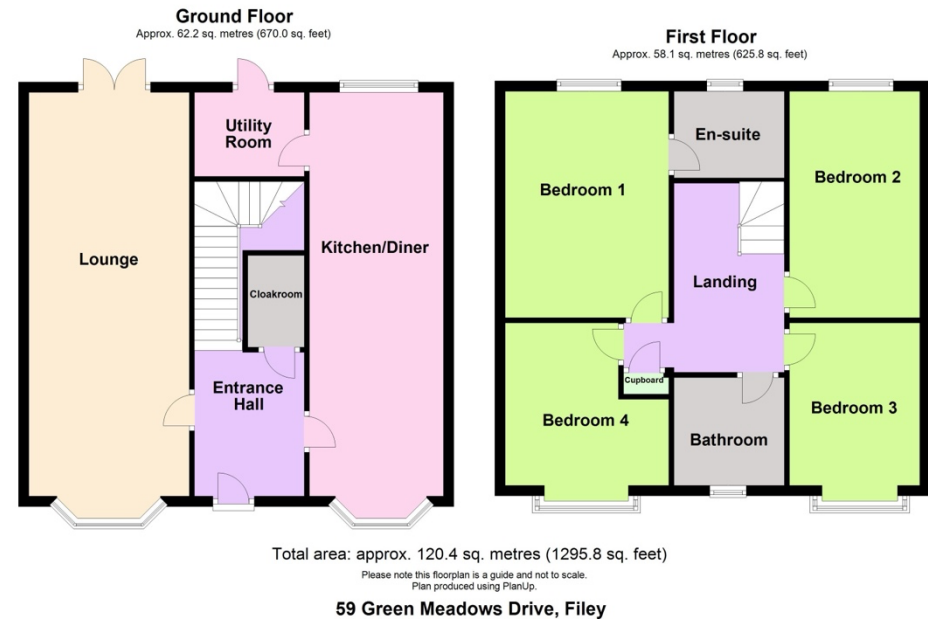
LOUNGE

7.80m x 3.10m (25'7" x 10'2")

Two radiators. Upvc double glazed bay window. *Upvc patio doors to the garden.*



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 third left turning onto 'Mill Meadows' opposite Filey School. Take the next right onto Mill Meadows Lane then right again onto Green Meadows Drive. The property is situated off to the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

BEDROOM FOUR

2.77m x 2.64m (9'1" x 8'8")

Radiator. Upvc double glazed window.



BATHROOM

2.23m x 1.68m (7'4" x 5'6")

Bath with mixer shower over. Shower screen. Handbasin in vanity unit and wc. Part tiled walls. Chrome ladder radiator. Upvc double glazed window.

KITCHEN / DINING ROOM

7.62m x 2.59m (25'0" x 8'6")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with marble effect worktops over. Matching wall cupboards. Gas hob. Stainless steel extractor hood above. Built-in electric oven. Provision for tall 'fridge freezer. Radiator. Upvc double glazed window. Upvc double glazed bay window.



OUTSIDE:

Front garden. Long drive with parking for several vehicles to **GARAGE 6.10m x 3.17m (20'0" x 10'5") with electric light and power.** Enclosed south facing rear garden. Outside tap.



UTILITY ROOM

Inset stainless steel sink and drainer. Cupboard housing the gas boiler. Plumbing for automatic washing machine. *Upvc rear door.*



ENSUITE

2.13m x 1.68m (7'0" x 5'6")

Walk-in shower with 'Mira' electric shower. Handbasin and wc. Part tiled walls. Chrome ladder towel radiator. Upvc double glazed window.



LANDING

Airing cupboard housing unvented hot water tank.

BEDROOM ONE

3.17m x 4.14m (10'5" x 13'7")

Radiator. *Upvc double glazed window with pleasant views.*



BEDROOM TWO

4.14m x 2.64m (13'7" x 8'8")

Radiator. *Upvc double glazed window with pleasant views.*

BEDROOM THREE

2.77m x 2.64m (9'1" x 8'8")

Radiator. Upvc double glazed window.

