



#### 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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AGENTS

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ESTABLISHED 1992



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# DMA

ESTATE  
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14 BURNSALL CLOSE, FILEY YO14 0DW



Freehold £320,000

#### FEATURES

- \* Spacious two bedroom detached bungalow.
- \* Built by Northern Ideal Homes in the 1960's.
- \* Gas central heating to radiators and domestic heating.
- \* Upvc double glazing.
- \* Modern fitted kitchen.
- \* Modern bathroom.
- \* Extended dining room to the side.
- \* Large corner rear garden with potential to extend (subject to planning).
- \* Spacious drive with ample parking for several cars.
- \* Detached garage.
- \* **EPC Rating: D.**
- \* These are highly sought after properties and viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Porch. Door to Entrance Hall. Lounge.  
Dining Room. Kitchen. Two Bedrooms. Bathroom.

OUTSIDE: Large corner rear garden. Drive with parking for three / four cars. Large detached garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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14 BURNSALL CLOSE, FILEY

***Upvc Double Glazed Front Door to:***

**ENTRANCE PORCH**

Upvc double glazed windows.



**ENTRANCE HALL**

Coats cupboard. Cupboard housing metres. Radiator. ***Access to fully insulated half boarded loft.***

**LOUNGE**  
**3.42m x 4.97m (11'3" x 16'4")**

Inset coal effect gas fire with marble surround and fireplace. Hatch to kitchen. Upvc double glazed window.



/ continued over



***Double Doors to:***

**DINING ROOM**

**2.43m x 3.83m (8'0" x 12'7")**

Radiator. Upvc double glazed windows.

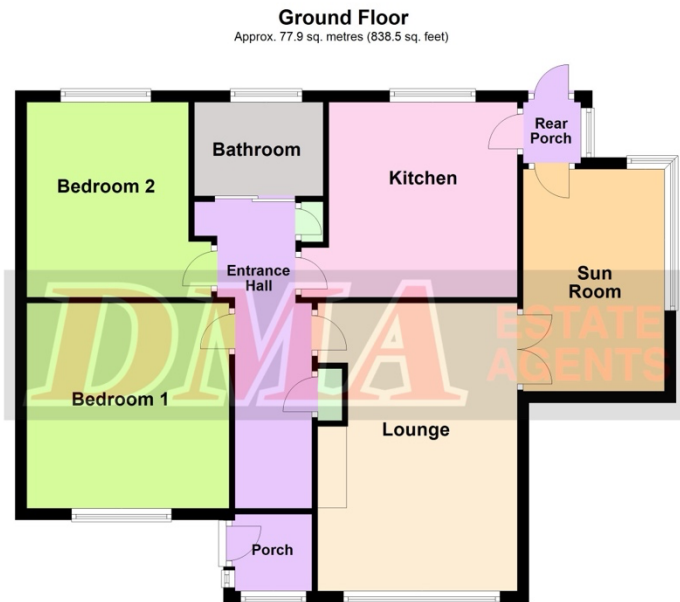


***Door to:***

**REAR PORCH**

Quarry floor tiles. Radiator. ***Upvc double glazed door to garden.***

## Floor Plan:



Total area: approx. 77.9 sq. metres (838.5 sq. feet)

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

**14 Burnsall Close, Filey**

### **BEDROOM ONE** **3.42m x 3.55m (11'3" x 11'8")**

Radiator. Upvc double glazed window.



### **BEDROOM TWO** **3.37m x 3.20m (11'1" x 10'6")**

Radiator. Upvc double glazed window.



## BATHROOM

**2.03m x 1.62m** (6'8" x 5'4")

P-shaped bath with mixer shower over and screen. Handbasin in vanity unit and wc. Fully tiled walls and floor. Spotlights. Extractor fan. Chrome towel radiator. Upvc double glazed window.



## KITCHEN

**3.22m x 3.37m** (10'7" x 11'1")

Inset cream sink, vegetable sink and drainer with mixer tap. Modern base cupboards with marble effect worktops over. Matching base cupboards. Built-in electric oven and microwave. Induction hob with extractor hood above. Built-in wine rack. Integrated 'fridge / freezer, dishwasher and automatic washing machine. Part tiled walls. Spotlights. Hatch to lounge. Radiator. Upvc double glazed windows. **Door to rear porch.**



## OUTSIDE:

Front garden with low front wall. Drive to large detached **GARAGE 3.70m x 5.43m** (12'2" x 17'10") **with electric light and power.** **STORAGE ROOM 3.70m x 1.82m** (12'2" x 6'1"). Large corner rear garden with potential to extend (subject to planning). BBQ area and outdoor kitchen.



**Council Tax Band** C.

## DIRECTIONS:

From the DMA office turn left and follow the one-way system straight onto Belle Vue Crescent. Turn left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and continue straight on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. Take the second turning on the left onto Silverwood Avenue and Burnsall Close is the second turning on the left. The property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**