



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



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Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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2 ALMOND CLOSE, FILEY YO14 9NW



Freehold £239,950

FEATURES

- * Two bedroom corner sited semi-detached bungalow.
- * Built by 'Wares' in mid 1960s.
- * Located on the popular Country Park estate.
- * Gas central heating.
- * Upvc double glazing.
- * Conservatory.
- * Solar panels.
- * Driveway to garage.
- * Gardens to front, side and rear.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Entrance Door to Hall. Kitchen. Lounge.
OUTSIDE:	Two Bedrooms. Shower Room. Conservatory. Front garden. Driveway to garage. Side garden. Enclosed rear garden.

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Floor Plan:



Council Tax Band **B.**

DIRECTIONS:

Take the road to Scarborough out of Filey. At the large roundabout at the beginning of Scarborough Road go straight across onto Fir Tree Drive. Almond Grove is the first turning on the left and Almond Close is the first on the right. Follow the road round and the property is located on the left.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door to:

ENTRANCE HALL

Built-in cupboard. Radiator.



KITCHEN

3.35m x 3.14m (11'0" x 10'4")

Inset white sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall units. Inset induction hob with extractor hood over. Built-in electric oven. Plumbing for automatic washing machine. Tall cupboard housing 'fridge / freezer. Radiator. Two upvc double glazed windows.



LOUNGE

5.61m x 3.63m (18'5" x 11'11")

Feature stone fireplace with electric 'log effect' fire. Two radiators. Upvc double glazed bow window.



BATHROOM

1.90m x 2.08m (6'3" x 6'10")

Large walk-in shower, handbasin in vanity unit and wc. Fully tiled walls and floor. Chrome towel radiator. Upvc double glazed window.



BEDROOM ONE

2.56m x 3.14m (8'5" x 10'4")

Upvc double glazed sliding doors to Conservatory.

CONSERVATORY

3.14m x 1.85m (10'4" x 6'1")

Upvc double glazed windows.
Upvc rear door to the garden.



BEDROOM TWO

3.02m x 3.58m (9'11" x 11'9")

Fitted wardrobes. Upvc double glazed window.



OUTSIDE:

Front and side gardens. Driveway to **GARAGE 4.72m x 2.48m** (15'6" x 8'2") with electric light and power. Enclosed rear garden.

