



#### 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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**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



8 WHISTON DRIVE, FILEY YO14 0DB



**Freehold £295,000**

#### FEATURES

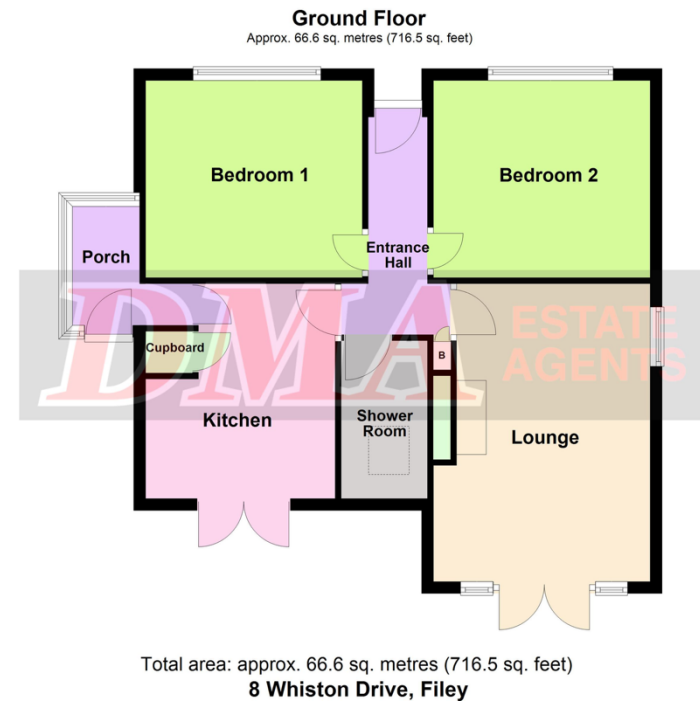
- \* Double fronted two bedroom detached bungalow.
- \* Located in a cul-de-sac on the much sought after Wharfedale estate.
- \* Built by 'Northern Ideal Homes' in the mid 1960's.
- \* Tastefully decorated throughout.
- \* Upvc double glazing.
- \* Upvc fascias and soffits.
- \* Front garden.
- \* Drive to garage.
- \* Enclosed rear garden.
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Entrance Hall. Lounge. Kitchen. Side Porch. Two Double Bedrooms. Shower Room.
OUTSIDE:	Front garden. Drive to Garage. Rear garden.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)

***Floor Plan:***



8 WHISTON DRIVE, FILEY

### ***Upvc Front Door to:***

#### **ENTRANCE HALL**

Cupboard housing 'Worcester' combination boiler. ***Access to fully boarded Loft.***



#### **LOUNGE**

**5.03m x 3.66m (16'6" x 12'0")**

Electric fire in modern surround. Laminate floor. Radiator. Upvc double glazed side window with shutter blinds. ***Upvc double glazed patio doors to the garden.***



**Council Tax Band**      **C.**

#### **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 right onto Wharfedale and continue onto Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. Take the first turning on the right onto Whiston Drive. The property is located on the right hand side.

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

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## KITCHEN

**3.63m x 3.20m** (11'11" x 10'6")

Stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Provision for tall 'fridge freezer. Larder cupboard. Radiator. **Upvc double glazed patio doors to the garden.**



## Door to:

## PORCH

Upvc double glazed windows. **Upvc rear door.**



## BEDROOM ONE

**3.66m x 3.22m** (12'0" x 10'7")

Radiator. Upvc double glazed window with shutter blinds.



## BEDROOM TWO

**3.66m x 3.33m** (12'0" x 10'11")

Radiator. Upvc double glazed window with shutter blinds.



## SHOWER ROOM

Walk-in shower cubicle. Handbasin in vanity unit and wc. Fully tiled walls and floor. Ladder towel rail. Spotlights. 'Velux' window.

## OUTSIDE:

Front garden. Driveway to brick and tiled **GARAGE 4.88m x 2.74m** (16'0" x 9'7") **with light and power.** Rear garden. Patio area. **GREENHOUSE.**

