



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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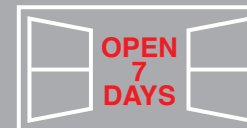
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

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8 WHISTON DRIVE, FILEY YO14 0DB



Freehold £295,000

FEATURES

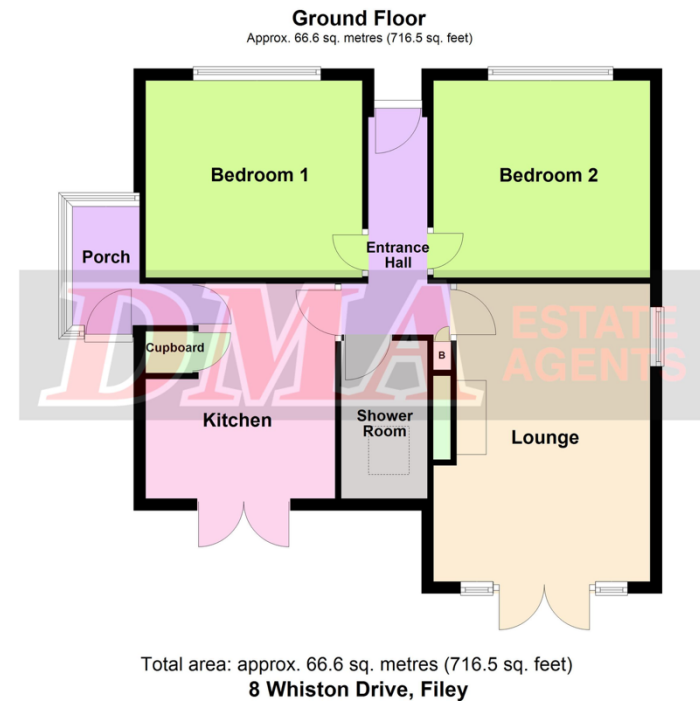
- * Double fronted two bedroom detached bungalow.
- * Located in a cul-de-sac on the much sought after Wharfedale estate.
- * Built by 'Northern Ideal Homes' in the mid 1960's.
- * Gas central heating to radiators.
- * Tastefully decorated throughout.
- * Upvc double glazing.
- * Upvc fascias and soffits.
- * 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
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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

/ continued over

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.**

