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Monday to Friday	9 am	to	5 pm
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- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
- * 360° virtual tours and floor plans.
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- * 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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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30 SYCAMORE AVENUE, FILEY YO14 9NU



Freehold £185,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located in a quiet cul-de-sac.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Gardens to the front and rear.
- * Drive with ample parking.
- * Extended car port.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

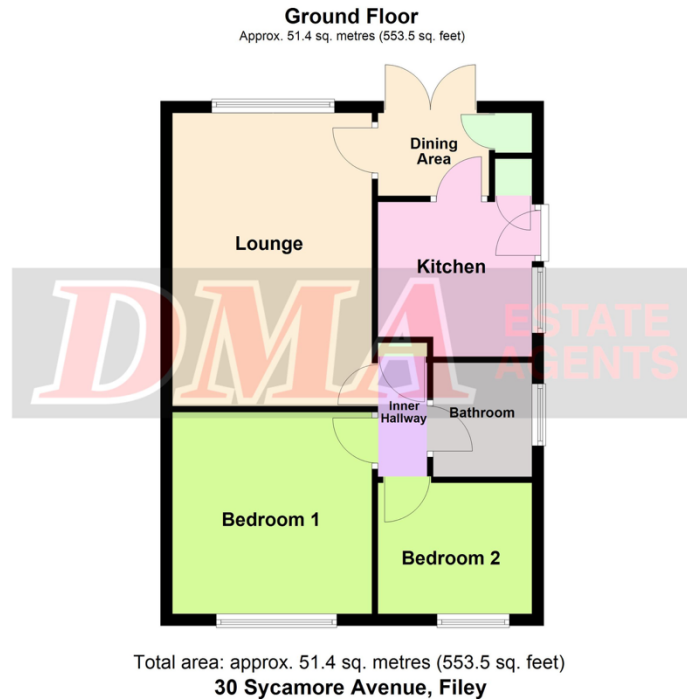
INTERNAL: Composite Side Door to Kitchen. Dining Area. Lounge.
Inner Hall. Two Bedrooms. Bathroom.

OUTSIDE: Gardens front and rear. Driveway with ample parking. Car Port.

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30 SYCAMORE AVENUE, FILEY

Floor Plan:



Composite Side Door to:

KITCHEN 2.62m x 2.41m (8'7" x 7'11")

Inset white sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker. Under counter 'fridge and freezer. Washing machine. Built-in cupboard. Radiator. Upvc double glazed window.



DINING AREA 1.39m x 1.87m (4'7" x 6'2")

Cupboard housing combination boiler. Radiator. **Upvc double glazed patio doors.**



LOUNGE 4.95m x 3.38m (16'3" x 11'1")

Electric fire in feature fireplace (also provision for gas fire). Radiator. Upvc double glazed window.



/ continued over

30 Sycamore Avenue, Filey - continued

INNER HALL

Built-in cupboard. **Loft access.**

LOFT

Fully boarded with light and power. 'Velux' window.



BATHROOM
1.65m x 1.93m (5'5" x 6'4")

Bath with electric shower over. Handbasin and wc. Tiled walls and floor. Radiator. Upvc double glazed window.

BEDROOM ONE
3.40m x 3.35m (11'2" x 11'0")

Radiator. Upvc double glazed window.



BEDROOM TWO
2.62m x 2.49m (8'7" x 8'2")

Radiator. Upvc double glazed patio doors.



OUTSIDE:

Front and rear gardens. Driveway with ample parking. Extended **CAR PORT** with floodlight. Three timber **SHEDS** all with light and power and separate fuse box (**4.82m x 3.04m** (15'0" x 10'0") **3.25m x 2.64m** (10'0" x 8'0"))).



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the Scarborough road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. The property is located in the first cul-de-sac on the right after the turning for Thorn Tree Avenue.

Viewing strictly by appointment only through DMA Estate Agents