



#### 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



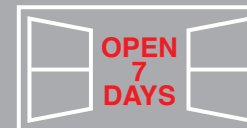
Proprietors: **David Mansfield ATTON** FNAEA.  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



9 BURNSALL CLOSE, FILEY YO14 0DW



**Freehold £300,000**

#### FEATURES

- \* Two bedroom detached bungalow.
- \* Built by Northern Ideal Homes in the 1960's.
- \* Located in a cul-de-sac on the ever popular Wharfedale estate.
- \* Upvc double glazing.
- \* Gas central heating to radiators.
- \* Utility room.
- \* Conservatory.
- \* Solar panels.
- \* Good size rear garden.
- \* Drive to garage.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

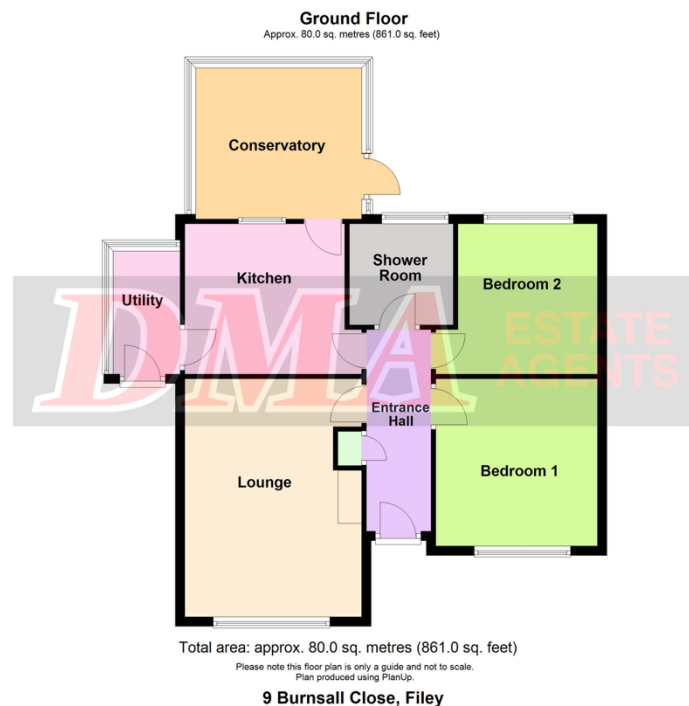
INTERNAL: Composite Front Door to Entrance Hall. Lounge. Kitchen.  
 Utility Room. Conservatory. Two Bedrooms. Bathroom.

OUTSIDE: Front garden. Drive to garage. Good size 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:



**Council Tax Band** C.

### DIRECTIONS:

From DMA office turn left and continue onto Belle Vue Crescent. Turn left and continue over the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and continue on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. At the end of Cawthorne Crescent turn left onto Silverwood Avenue. Burnsall Close is the second turning on the left and the property is located in the top left hand corner.

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

### Composite Front Door to ENTRANCE HALL

Linen cupboard. Radiator.

### LOUNGE

**5.03m x 3.73m (16'6" x 12'3")**

Electric fire in attractive surround with marble back and hearth. Two radiators. Two upvc double glazed windows.



### KITCHEN

**3.38m x 3.18m (11'1" x 10'5")**

Inset stainless steel sink and drainer. Excellent range of modern white finish base units with worktops over. Matching wall cupboards. Electric hob with extractor hood above. Built-in oven. Laminate flooring. Upvc double glazed window.



/ continued over



## UTILITY ROOM

**2.59m x 1.42m** (8'6" x 4'8")

Plumbing for automatic washing machine. Gas central heating boiler to radiators and domestic hot water. Upvc double glazed windows.

## CONSERVATORY

**3.51m x 3.20m** (11'6" x 10'6")

Laminate flooring. Two radiators. Solid roof. Upvc double glazed windows. **Upvc double glazed door to the garden.**



## BEDROOM ONE

**3.53m x 3.43m** (11'7" x 11'3")

Fitted wardrobes with sliding doors. Wall lights. Radiator. Upvc double glazed window.



## BEDROOM TWO

**3.35m x 3.23m** (11'0" x 10'7")

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window.



## SHOWER ROOM

Large shower cubicle, handbasin and wc. Chrome towel rail. Upvc double glazed window.



## OUTSIDE:

Front garden. Block paved drive to **sectional concrete GARAGE with electric light and power.** Good size rear garden with lawn, patio and raised vegetable plots. **GREENHOUSE. SHED.**

