



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



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14 WASHBURN CLOSE, FILEY YO14 0DL



Freehold £220,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Built by Northern Ideal Homes in the mid 1960's.
- * Located in a cul-de-sac.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Modern kitchen and bathroom.
- * Shower room.
- * Good size rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Large Porch. Kitchen. Inner Hall. Lounge. Bathroom. Shower room. Two Bedrooms. Loft room.
OUTSIDE:	Front garden. Drive. Carport. Good sized rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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14 WASHBURN CLOSE, FILEY

Upvc Side Door to:

LARGE PORCH

3.88m x 1.60m (12'9" x 5'3")

Radiator. Upvc double glazed windows.



Door to:

KITCHEN

3.73m x 2.59m (12'3" x 8'6")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Wall cupboards. Pantry. Two radiators. Upvc double glazed window.



/ continued over

LOUNGE

4.92m x 3.12m (16'2" x 10'3")

'Living Flame' gas fire with ornate mahogany style surround with tiled back and hearth. Radiator. Upvc double glazed window.



INNER HALL

Radiator.



Access via a pull-down ladder to:

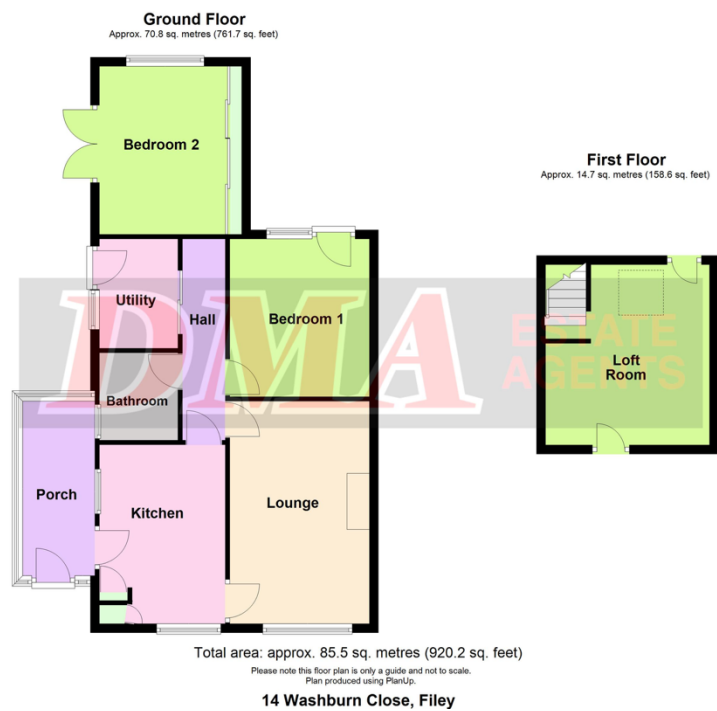
LOFT ROOM

3.96m x 3.68m (13'0" x 12'0").

Eaves storage. 'Velux' window.



Floor Plan:



BATHROOM

Bath, handbasin and wc in vanity unit. Radiator. Tiled walls.



BEDROOM ONE

2.62m x 2.44m (8'7" x 8'0")

Fitted wardrobes with mirrored sliding doors. Radiator. Upvc double glazed window. **Upvc door to garden.**



BEDROOM TWO

3.35m x 3.35m (11'0" x 11'0")

Radiator. Upvc double glazed window. **Upvc patio doors to garden.**



UTILITY ROOM

2.43m x 1.77m (8'0" x 5'10")

Shower cubicle. Gas combination boiler. Provision for automatic washing machine. **Patio door to garden.**



OUTSIDE:

Front garden with low front wall. Carport. Good size rear garden with fencing. Two **SHEDS**.



Council Tax Band

B.

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 second right onto Wharfedale and bear left at the junction with Cawthorne Crescent. Chevin Drive is the third turning on the right and Washburn Close is the first turning on the left.

Viewing strictly by appointment only through DMA Estate Agents