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Monday to Friday	9 am	to	5 pm
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- * Free accompanied viewing.
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- * 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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1 LANGSETT AVENUE, FILEY YO14 0DF



Freehold £220,000

FEATURES

- * Two bedroom semi-detached 'panama' bungalow.
- * Built by Northern Ideal Homes in the mid 1960's.
- * Located in a cul-de-sac on the ever popular Wharfedale estate.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Front and rear gardens.
- * Conservatory.
- * Driveway to large garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Porch. Entrance Hall. Lounge. Kitchen. Bathroom. Two bedrooms. Conservatory. Utility Room. Separate WC.
OUTSIDE:	Front garden. Drive to large garage incorporating workshop. Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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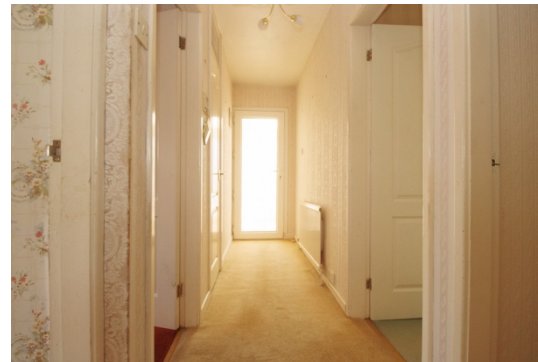
1 LANGSETT AVENUE, FILEY

Front Door to:

ENTRANCE PORCH

4.26m x 1.42m (14'0" x 4'8")

Electric heater. Upvc double glazed windows.



ENTRANCE HALL

Coats cupboard. Radiator. ***Loft access.***

LOUNGE

4.97m x 3.91m (16'4" x 12'10")

Inset 'living flame' coal effect gas fire in marble style surround. Two radiators. Upvc double glazed side window. Upvc double glazed bow window.



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BEDROOM ONE

3.65m x 3.40m (12'0" x 11'2")

Built-in wardrobes with central space for double bed. Bedside cabinets and top cupboards. Second range of built-in cupboards. Radiator. Upvc double glazed window.



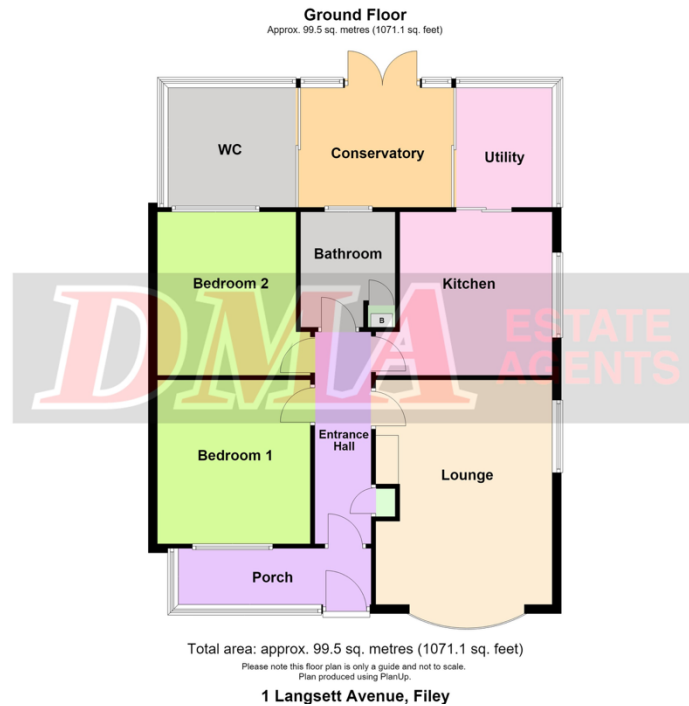
BEDROOM TWO

3.37m x 3.17m (11'1" x 10'5")

Fitted wardrobes with central dressing table and boxtop cupboards. Second range of built-in wardrobes, with space for a bed. Radiator. Upvc double glazed window.



Floor Plan:



BATHROOM

2.54m x 2.08m (8'4" x 6'10")

Bath with mixer shower over and shower screen. Handbasin and wc. Fully tiled walls. Built-in cupboard housing hot water tank and 'Worcester Bosch' boiler. Radiator. Upvc double glazed window.



KITCHEN

2.54m x 2.08m (8'4" x 6'10")

Inset white ceramic sink and drainer. Range of matching base cupboards with worktops over. Gas hob with extractor hood over. Built-in electric double oven. Provision for microwave. Integrated tall 'fridge/freezer. Radiator. Provision for dishwasher. Tall larder cupboard. Upvc double glazed window.



Double Glazed Sliding Patio Doors to:



UTILITY ROOM

2.54m x 2.08m (8'4" x 6'10")

Plumbing for automatic washing machine. Provision for 'fridge/freezer, tumble dryer. Worktops. Upvc double glazed windows.

Sliding Door to:

CONSERVATORY
3.7m x 2.61m (12'2" x 8'7")

Upvc double glazed windows.
Upvc double glazed doors to rear garden.



SEPARATE WC
3.7m x 2.61m (12'2" x 8'7")

Handbasin and wc in vanity unit.
Fitted base units. Upvc double glazed windows.

OUTSIDE

Low maintenance garden. Patio. **SUMMER HOUSE 3.6m x 2.13m** (11'10" x 7'0") with light and power. Large **GARAGE 6.22m x 2.81m** (20'5" x 9'3") incorporating workshop. Block paved drive with ample parking to **GARAGE 6.4m x 3.17m** (21'0" x 10'5") with light and power.



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 first turning on the right onto Wharfedale. Take the third right onto Harewood Drive. Langsett Avenue is first on your left. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents