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Saturday	9 am	to	2 pm
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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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Ombudsman www.oea.co.uk

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

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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

24 PLANE TREE WAY, FILEY YO14 9PA

Freehold £235,000

FEATURES

* Well presented two bedroom semi-detached bungalow.
* Located on a quiet cul-de-sac on the popular Country Park Estate.
* Gas central heating to radiators.
* Upvc double glazing.
* Modern kitchen and bathroom.
* Conservatory.
* Driveway to garage.
* Enclosed rear garden.
* **EPC Rating: D.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Door to Entrance Hall. Kitchen. Lounge. Two Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front garden. Driveway to Garage. Enclosed Rear Garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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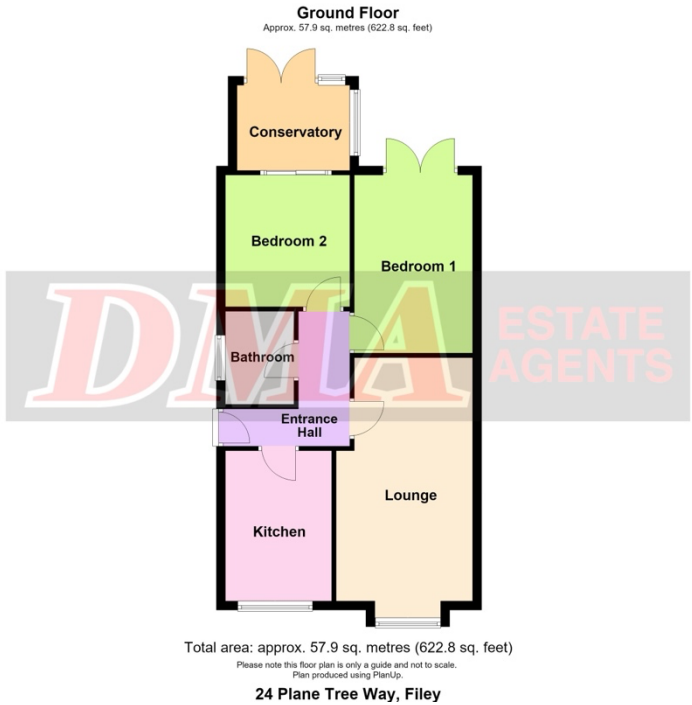
Floor plan:



Total area: approx. 57.9 sq. metres (622.8 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

24 Plane Tree Way, Filey

OUTSIDE:

Front garden. Drive to **GARAGE 5.51m x 2.44m** (18'0" x 8'0") **with light and power**. Up and over garage door. Enclosed rear garden with **GREENHOUSE 5.49m x 2.74m** (18'0" x 9'0").

Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Follow the Scarborough Road out of Filey and take the last turning on the right onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located at the head of the second cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents

Side Door to:

ENTRANCE HALL

Radiator. Cupboard. ***Access to fully boarded loft.***

KITCHEN **3.61m x 2.39m** (11'10" x 7'10")

Inset stainless steel sink, and drainer. Good range of modern base cupboards with worktops over. Matching wall units. Gas hob with extractor hood over. Built-in oven. Provision for fridge / freezer. Plumbing for automatic washing machine. Upvc double glazed window.

LOUNGE
5.41m x 3.05m (17'9" x 10'0")

Gas 'living flame' coal effect fire in feature fireplace. Wall lights. Radiator. Upvc double glazed square bay window.

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BEDROOM TWO / DINING ROOM **2.95m x 2.60m** (9'8" x 8'6")

Radiator. ***Upvc double glazed patio doors to the Conservatory.***

BEDROOM ONE
3.96m x 2.64m (13'0" x 8'8")

Good range of built-in wardrobes. Radiator. ***Upvc double glazed patio doors to the garden.***

BATHROOM
2.08m x 1.52m (6'10" x 5'0")

Bath with 'Mira' shower over and screen. Handbasin and wc. Tiled walls and floor. Chrome ladder towel radiator. Upvc double glazed window.

CONSERVATORY
2.82m x 2.62m (9'3" x 8'7")

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

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