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* *Open 7 days a week.*
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Proprietors: David Mansfield ATTON FNAEA.
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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

6 PRIMROSE VALLEY ROAD, PRIMROSE VALLEY Y014 9QR

Freehold £399,950

FEATURES

* Attractive three bedroom detached house.
* Located just off the A165 surrounded by mature trees.
* The property has been updated over recent years with new wiring, insulation and modern kitchen and bathroom.
* Oil fire central heating.
* Upvc double glazing.
* Large sunroom.
* Gated drive with ample parking for four cars.
* Garage.
* Good size private enclosed rear garden.
* Large summer house.
* **EPC Rating: D.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC. Utility Room. Dining Kitchen. Lounge. Sun Room.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Extensive drive. Garage / workshop. Well stocked rear garden. Large summerhouse.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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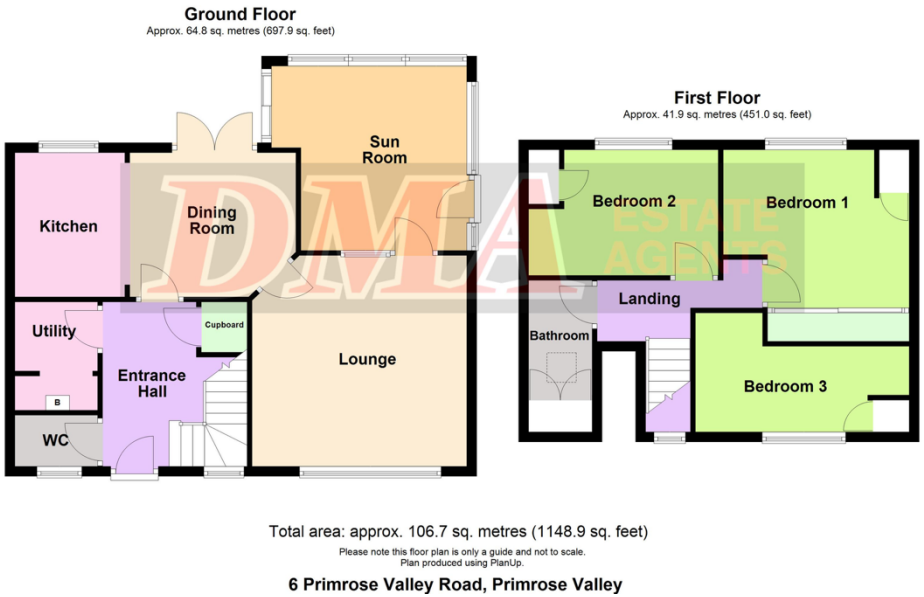
Upvc Front Door to:



Council Tax Band D.

LOCATION:

Primrose Valley is a pretty seaside hamlet located just off the main A165 Scarborough to Bridlington road, about 2.5 miles from Filey, 6.5 miles from Bridlington and 9 miles from Scarborough.

DIRECTIONS:

From Filey take the main A165 road to Bridlington. After the Royal Oak crossing take the first turning left onto Primrose Valley Road and the property is located almost immediately on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.

SEPARATE WC

Handbasin in vanity unit. Extractor fan. Radiator. Upvc double glazed window.

UTILITY ROOM

Oil central heating boiler. Plumbing for automatic washing machine and tumble dryer.

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OPEN PLAN KITCHEN / DINER

KITCHEN **2.87m x 2.20m** (9'5" x 7'3")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern base units with worktops over. Matching wall cupboards. Induction hob with extractor fan over. Built-in eye level oven. Integrated 'fridge / freezer and dishwasher. Inset spotlights. Linoleum flooring. Radiator. Upvc double glazed window.

DINING AREA
3.36m x 3.20m (11'0" x 10'6")

Linoleum flooring. Radiator. ***Upvc double glazed patio doors to decked area.***

SUMMER HOUSE
3.73m x 3.55m (12'3" x 11'8")

Light and power.

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LOUNGE **4.49m x 4.25m** (14'9" x 14'0")

Log burner. Wall lights. Radiator. Upvc double glazed window.

Upvc Patio Doors to:

SUN ROOM **3.73m x 3.53m** (12'3" x 11'7")

Radiator. Upvc double glazed windows. ***Upvc double glazed sliding door to decked area. Upvc rear door.***

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FIRST FLOOR:

LANDING

Inset spotlights. Upvc double glazed window.

BEDROOM TWO **3.86m x 2.54m** (12'8" x 8'4")

Large built-in cupboard. Radiator. Upvc double glazed window.

BEDROOM ONE **3.35m x 3.17m** (11'8" x 10'5")

Fitted wardrobes with sliding mirror doors. Large built-in cupboard. Radiator. Upvc double glazed window.

BEDROOM THREE
3.35m x 1.72m (11'0" x 5'8")

Eaves storage. Radiator. Upvc double glazed window.

BATHROOM **2.05m x 1.70m** (6'9" x 5'7")

Bath with shower over and screen. Handbasin in vanity unit and wc. Eaves storage. ***Loft access.*** Extractor fan. Radiator. 'Velux' window.

OUTSIDE:

Double gates to walled front garden. Spacious driveway. **GARAGE 3.35m x 2.84m** (11'0" x 9'4"). **STORE (with WC) 2.94m x 2.68m** (9'8" x 8'9"). Outside tap. **SUMMERHOUSE. LOG STORE.** Private enclosed south facing rear garden. Raised decked area.

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