



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

ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE AGENTS



12 GREEN MEADOWS DRIVE, FILEY YO14 0FN



Freehold £265,000

FEATURES

- * Two bedroom detached bungalow.
- * Located on the popular Mill Meadows Estate.
- * Conveniently situated for Filey's amenities and within walking distance of Glen Gardens and the sea front.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * Front and rear gardens.
- * **EPC Rating: B.**
- * Viewing very highly recommended.

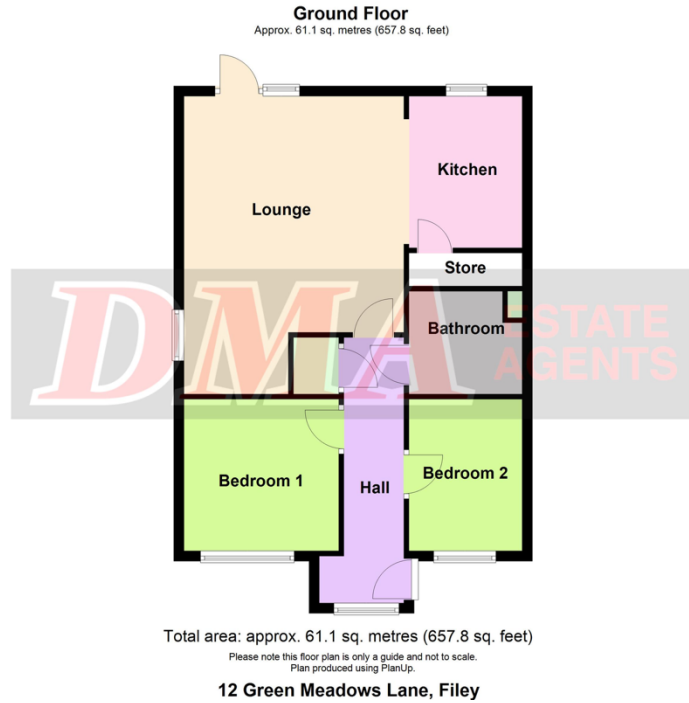
ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

OUTSIDE: Front garden. Drive. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Council Tax Band C.

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 third left turning onto 'Mill Meadows' opposite Filey School. Follow the road round to the left, continue on to the right and keep following the road round. Turn left onto Green Meadows Drive and the property is located on the right hand side.

Upvc Front Door to:

ENTRANCE HALL

Cupboard. Radiator. Upvc double glazed window.



KITCHEN

2.97m x 2.23m (9'9" x 7'4")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Gas hob with stainless steel extractor hood over. Built-in oven. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. Cupboard housing gas central heating boiler. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

LOUNGE

5.84m x 4.31m (19'2" x 14'2")

Two radiators. Upvc double glazed window. **Upvc double glazed patio door with side window to garden.**



BATHROOM
2.13m x 1.98m (7'0" x 6'6")

Bath with electric shower over and screen. Handbasin and wc. Fully tiled walls and floor. Extractor fan. Chrome ladder radiator.

BEDROOM ONE

2.97m x 3.04m (9'9" x 10'0")

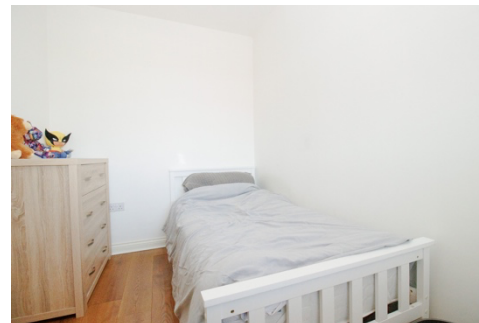
Radiator. Upvc double glazed window.



BEDROOM TWO

2.97m x 1.98m (9'9" x 6'6")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive. Enclosed low maintenance rear garden. **SHED.**

