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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

17 WASHBURN CLOSE, FILEY YO14 0DL



Freehold £199,950

FEATURES

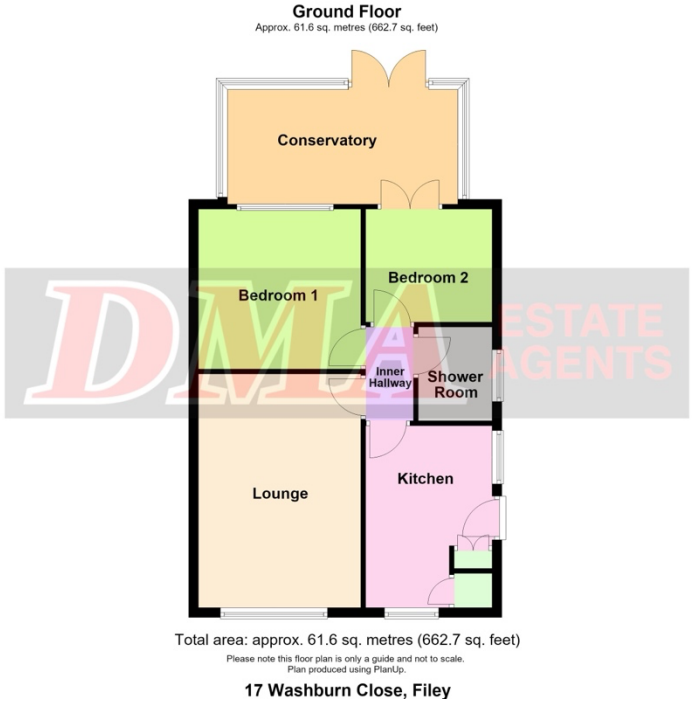
* Well presented two bedroom semi-detached bungalow.
* Situated in a cul-de-sac on the ever popular Wharfedale estate.
* Gas central heating to radiators.
* Upvc double glazing.
* Modern kitchen and shower room.
* Conservatory.
* Garage.
* Gardens to the front and rear.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Kitchen. Lounge. Inner Hall. Two Bedrooms. Conservatory. Shower Room.
OUTSIDE:	Gardens front and rear. Drive to garage.

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



Upvc Side Door to:

KITCHEN **3.76m x 2.64m** (12'4" x 8'8")

Inset sink vegetable sink and drainer. Modern base units with worktops. Matching wall cupboards. Gas cooker point. Pantry. Broom cupboard. Plumbing for automatic washing machine. Gas combination boiler (new in 2020). Radiator. Two upvc double glazed windows.





LOUNGE **4.98m x 3.30m** (16'4" x 10'10")

'Living Flame' gas fire in attractive surround. Radiator. Upvc double glazed window.





/ continued over

BEDROOM ONE **3.35m x 3.30m** (11'0" x 10'10")

Fitted wardrobes with mirrored sliding doors. Radiator. Upvc double glazed window.







BEDROOM TWO
2.62m x 2.49m (8'7" x 8'2")

Radiator.

Upvc Patio Doors to:

CONSERVATORY **3.04m x 2.36m** (10'0" x 7'9")

Two radiators. Upvc double glazed window. ***Upvc double glazed door to the garden.***





SHOWER ROOM
1.77m x 1.52m (5'10" x 5'0")

Enclosed corner shower cubicle, handbasin in vanity unit and wc. Tiled walls. Ladder radiator. Upvc double glazed window. ***Loft access.***





OUTSIDE:

Gardens to the front and rear. Drive to **GARAGE 4.57m x 2.45m** (15'1" x 8'0") **with electric up and over door, light and power. SHED with 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 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 small cul-de-sac located immediately on the left.

Viewing strictly by appointment only through DMA Estate Agents