



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

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COMMERCIAL
SALES



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3 COLLINGHAM WAY, FILEY YO14 0DJ



Freehold £215,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located on the popular Wharfedale estate.
- * Built by 'Northern Ideal Homes' in the 1960s.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Conservatory.
- * Front garden.
- * Drive to garage.
- * Good size rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

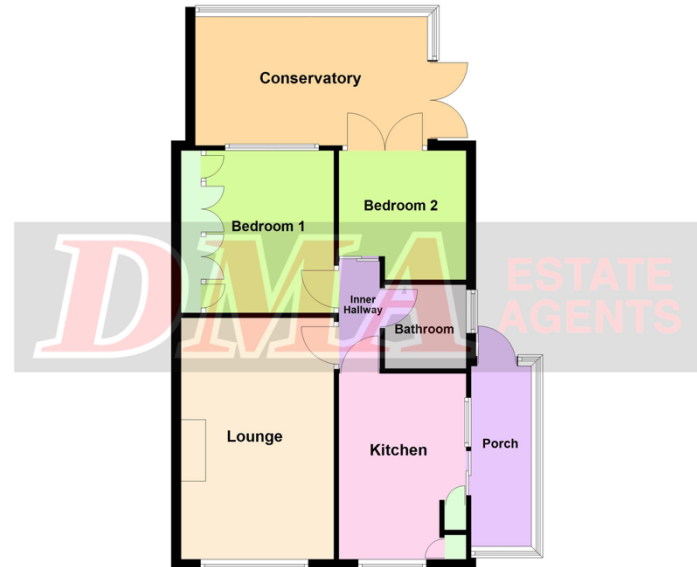
GROUND FLOOR: Upvc Porch to Side Door. Kitchen. Lounge.
Two Bedrooms. Shower Room. Conservatory.

OUTSIDE: Front garden. Drive to garage. Large rear garden.

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

Ground Floor
Approx. 65.8 sq. metres (708.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.3 sq. feet)

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

3 Collingham Way, Filey

LOUNGE

3.09m x 4.90m (10'2" x 16'1")

Electric fire in feature fireplace. Radiator. Upvc double glazed window.



SHOWER ROOM

1.80m x 1.65m (5'11" x 5'5")

Walk-in shower cubicle with 'Triton' shower. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window. **Loft access.**



BEDROOM ONE

2.69m x 3.30m (8'10" x 10'10")

Built-in wardrobes. Radiator.



BEDROOM TWO

2.61m x 2.64m (8'7" x 8'8")

Built-in wardrobe and overhead cupboards. Radiator.



Double Doors to:

CONSERVATORY

4.72m x 2.61m (15'6" x 8'7")

Radiator.



OUTSIDE:

Front garden. Drive to **GARAGE**. Enclosed rear garden with lawn, patio area and pond. **SHED. GREENHOUSE.**

