



### 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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



10 SILVERWOOD AVENUE, FILEY YO14 0DN



Freehold £275,000

### FEATURES

- \* Superb two bedroom 'Panama' style semi-detached bungalow.
- \* Located on the very popular Wharfedale Estate.
- \* **The bungalow is backing onto Filey Dams with magnificent views.**
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Upvc double glazed conservatory.
- \* Front garden.
- \* Drive to garage.
- \* Rear garden.
- \* Viewing is very highly recommended.

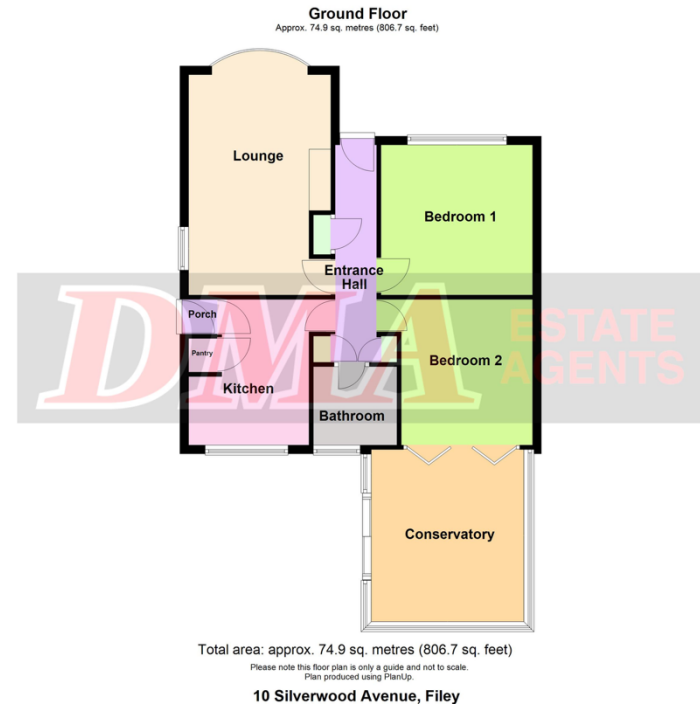
### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen.  
Two Bedrooms. Bathroom. Conservatory.

OUTSIDE: Gardens front and rear. Drive to garage.

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**Floor Plan:**



**OUTSIDE:**

Front garden. Drive to detached brick and tiled **GARAGE with electric light and power.** Rear garden backing onto the nature reserve.



**Council Tax Band B.**

**DIRECTIONS:**

From the DMA office follow the one way system turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing on to Muston Road. Take the first right onto Wharfedale and continue on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. At the end of Cawthorne Crescent turn left onto Silverwood Avenue and the property is located on the right hand side.

**Front Door to:**

**ENTRANCE HALL**

Airing cupboard with immersion heater. Two built-in cupboards.



**LOUNGE**

**5.08m x 3.27m (16'8" x 10'9")**

Fitted gas fire in tiled fireplace. Radiator. Upvc double glazed side window. Upvc double glazed bay window.



## KITCHEN

**3.35m x 3.17m** (11'0" x 10'5")

Inset white sink and double drainer. Base cupboards with worktops over. Matching wall cupboards. Pantry. Gas cooker point with extractor over. Plumbing for automatic washing machine and dishwasher. Cupboard housing 'Variant' gas combination boiler. Spotlights. Radiator. **Upvc double glazed window with views over the 'Dams'.**



## BEDROOM ONE

**3.65m x 3.45m** (12'0" x 11'4")

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



## BEDROOM TWO / DINING ROOM

**3.65m x 3.53m** (12'0" x 11'0")

Spotlights. Radiator.



**Doors to:**



## CONSERVATORY

**3.96 x 3.53m** (13'0" x 11'7")

Radiator. Upvc double glazed windows. **Upvc double glazed doors to garden.**

## BATHROOM

**2.10 x 1.80m** (6'11" x 5'11")

Large walk-in shower, handbasin and wc. Tiled walls. Chrome towel rail. Upvc double glazed window.

