

## 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.  
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

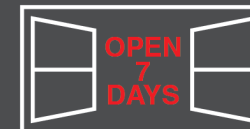
ESTABLISHED 1992



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



29 PASTURE CRESCENT, FILEY YO14 0BP



Freehold £274,950

### FEATURES

- \* Spacious two bedroom detached bungalow.
- \* Located just off the Wharfedale estate.
- \* Built by 'Bushgables' of York in the early 1990s.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern dining kitchen and shower room.
- \* Conservatory.
- \* Drive to detached brick garage.
- \* Gardens to the front and rear.
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

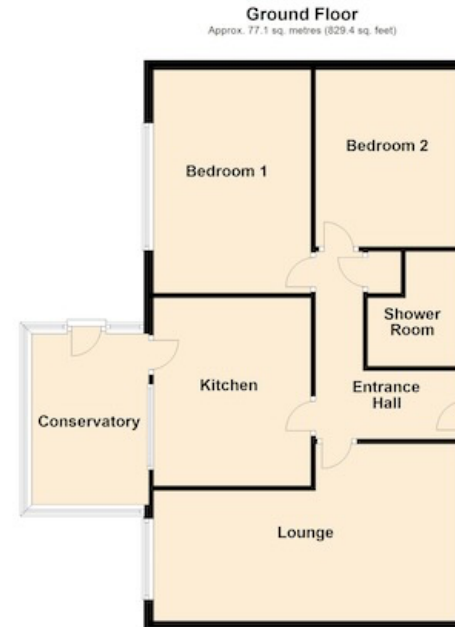
### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Lounge / Diner. Dining Kitchen. Conservatory. Two Bedrooms. Shower Room.

OUTSIDE: Front garden. Driveway to garage. Rear garden.

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

***Floor Plan:***



Total area: approx. 77.1 sq. metres (829.4 sq. feet)

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

**29 Pasture Crescent, Filey**



**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 first right onto Wharfedale and continue on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. Take the third turning on the right onto Pasture Crescent and the property is located on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

**Upvc Front Door to:**

**ENTRANCE HALL**

Radiator. Coats cupboard housing gas combination boiler. **Access to boarded loft.**

**LOUNGE / DINER**  
**6.17m x 2.64m widening to 3.58m**  
**(20'3" x 8'8" widening to 11'9")**

Fitted gas fire in fireplace.  
Radiator. Upvc double glazed window.





## KITCHEN

**3.81m x 3.07m** (12'6" x 10'1")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Built-in electric oven. Gas hob with stainless steel extractor hood over. Plumbing for an automatic washing machine. Provision for a 'fridge / freezer. Radiator. Upvc double glazed window. **Upvc double glazed door to:**



## CONSERVATORY

**3.45m x 2.36m** (11'4" x 7'9")

Upvc double glazed windows. **Upvc double glazed door to garden.**



## SHOWER ROOM

Double shower cubicle with mixer shower and screen. Handbasin in vanity unit and wc. Radiator. Upvc double glazed window.



## BEDROOM ONE

**4.52m x 3.17m** (14'10" x 10'5")

Fitted wardrobes and overhead cupboards. Dressing table and bedside drawers. Radiator. Upvc double glazed window.



## BEDROOM TWO

**3.58m x 2.89m** (11'9" x 9'6")

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



## OUTSIDE:

Front garden. Block paved drive to **brick GARAGE with light and power**. Enclosed rear garden with lawn and patio area.

