



**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



56 WHARFEDALE, FILEY YO14 0DP



Freehold £349,500

### FEATURES

- \* Corner sited three bedroom detached bungalow.
- \* Located on the much sought after Wharfedale estate.
- \* Built in the 1960's by Northern Ideal Homes.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Separate WC.
- \* Cavity wall insulation.
- \* Corner gardens.
- \* Drive with parking for two / three cars.
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Entrance Hall. Lounge. Kitchen. Three Bedrooms. Shower Room. Separate WC.

OUTSIDE: Gardens front and sides. Driveway to the rear.

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## FLOOR PLAN:



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

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

**56 Wharfedale, Filey**



Council Tax Band D.

**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 second turning on the right onto the Wharfedale estate bearing left at the end onto Wharfedale. The property is located on the left hand side on the corner of Rivelin Way.

**Front Door to ENTRANCE PORCH**

**ENTRANCE HALL**

Cupboard housing gas combination boiler. Coats cupboard. Radiator. **Access to part boarded loft via 'Slingsby' style ladder.**

**LOUNGE**

**5.08m x 3.65m (16'8" x 12'0")**

'Living Flame' gas fire and surround. Two radiators. Upvc double glazed front and side windows.



**KITCHEN**

**3.35m x 2.56m (11'0" x 8'5")**

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in eye level double oven. Gas hob with extractor hood above. Plumbing for automatic washing machine and dishwasher. Integrated 'fridge / freezer. Radiator. Upvc double glazed window. **Upvc rear door.**



**BEDROOM ONE**

**3.65m x 3.04m** (12'0" x 10'0")

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



**SHOWER ROOM**

Corner shower cubicle with mixer shower. Handbasin in vanity unit and wc. Tiled walls and floor. Built-in cupboard. Radiator. Upvc double glazed window.



**BEDROOM TWO**

**3.63m x 3.20m** (11'11" x 10'6")

Radiator. Upvc double glazed window.



**SEPARATE WC**

Handbasin. Part tiled walls. Upvc double glazed window.

**BEDROOM THREE**

**2.76m x 3.35m** (9'1" x 11'0")

Radiator. Upvc double glazed window.



**OUTSIDE:**

Drive to rear with ample parking for two / three cars. Front and side gardens and private patio area. **Timber SHED.**

