

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
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Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

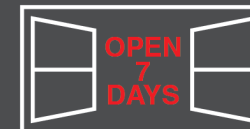
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These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their 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.

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68 SYCAMORE AVENUE, FILEY YO14 9NU



Freehold Offers Over £190,000

FEATURES

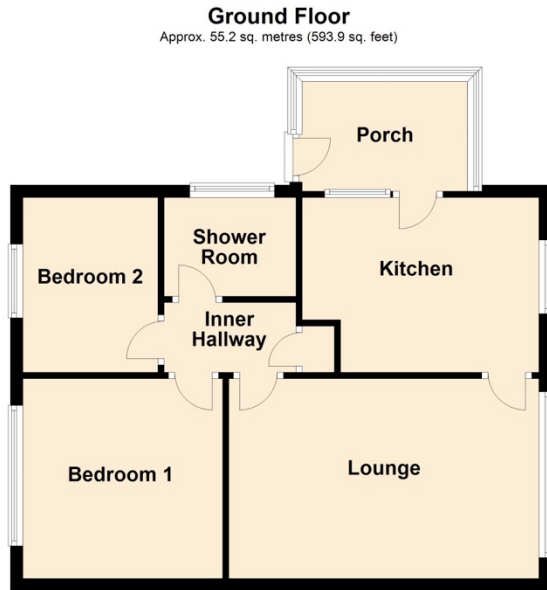
- * Two bedroom semi-detached bungalow.
- * Located on the popular Country Park estate close to Parish Woods.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * **The property benefits from Photovoltaic solar panels.**
- * Modern kitchen and shower room.
- * Drive to brick built garage.
- * Gardens front, side and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Porch. Kitchen. Lounge. Inner Hall. Shower Room. Two Bedrooms.
OUTSIDE: Front, side and rear gardens. Drive to brick built garage.

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



Ground Floor
Approx. 55.2 sq. metres (593.9 sq. feet)

Total area: approx. 55.2 sq. metres (593.9 sq. feet)

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

68 Sycamore Avenue, Filey

68 SYCAMORE AVENUE, FILEY

Upvc Side Door to:

ENTRANCE PORCH

2.64m x 1.75 (8'8" x 5'9")

Upvc double glazed windows.

Upvc Door to:

KITCHEN

3.78m x 2.79m (12'5" x 9'2")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Gas hob with extractor fan over. Cupboard housing central heating boiler. Radiator. Two upvc double glazed windows.



LOUNGE

4.95m x 3.20m (16'3" x 10'6")

Radiator. Upvc double glazed window.



/ continued over

INNER HALL

Built-in cupboard. *Loft access.*

SHOWER ROOM

Quadrant shower cubicle with mixer shower. Handbasin in vanity unit and wc with concealed cistern. Half tiled walls. Radiator. Upvc double glazed window.



BEDROOM ONE

3.32m x 3.12m (10'11" x 10'3")

Built-in wardrobes with boxtop cupboards. Radiator. Upvc double glazed window.

BEDROOM TWO

2.81m x 2.38m (9'3" x 7'10")

Radiator. Upvc double glazed window.



OUTSIDE:

Drive to brick built **GARAGE with electric door.** Gardens to the front, side and rear.



Council Tax Band B.

DIRECTIONS:

Follow the Scarborough road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. The property is located on the right hand side just after Larch Grove.

Viewing strictly by appointment only through DMA Estate Agents