

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.

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Proprietors: David Mansfield ATTON FNAEA.
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www.dmaestateagents.co.uk

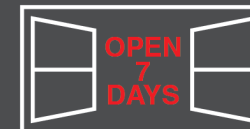
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17 CHEVIN DRIVE, FILEY YO14 0DH



Freehold £210,000

FEATURES

- * Well presented two bedroom semi-detached bungalow.
- * Built by Northern Ideal Homes in the 1960s.
- * Located on the very popular and much sought after Wharfedale Estate.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Upvc fascias and soffits.
- * Modern shower room.
- * Conservatory.
- * Drive to garage.
- * Gardens to front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Kitchen. Hall. Lounge. Inner Hall. Two Bedrooms. Shower Room. External Conservatory.
OUTSIDE: Front garden. Drive to garage. Rear garden.

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



Side Door to:

KITCHEN

2.69m x 2.59m (8'10" x 8'6")

Stainless steel sink and drainer. Range of base units with worktops and wall cupboards. Gas cooker point. Plumbing for automatic washing machine. Tall larder cupboard. **PANTRY.** Inset spotlights. Tiled floor. Radiator. Upvc double glazed window.



HALL

Coat cupboard housing the gas central combination boiler. Radiator. Wall lights. Upvc double glazed window.

LOUNGE

5.05m x 3.68m (16'7" x 12'1")

Coal effect electric fire with marble hearth. Radiator. Upvc double glazed bow window.



INNER HALL

Access to part-boarded loft via a 'Slingsby-type' pull down ladder.

BEDROOM ONE

3.96m x 2.74m (13'0" x 9'0")

Fitted wardrobes with sliding mirror doors. Ladder radiator. *Upvc double glazed patio doors to garden.*



BEDROOM TWO

3.53m x 3.04m (11'7" x 10'0")

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



SHOWER ROOM

2.54m x 1.65m (8'4" x 5'5")

Walk-in shower with glass screen. Mixer shower. Handbasin and wc. Fully tiled walls. Inset spotlights. Upvc double glazed window.

EXTERNAL CONSERVATORY

3.04m x 1.82m (10'0" x 6'0")

Upvc double glazed windows. *Upvc patio doors to the garden.*

OUTSIDE:

Front garden. Drive to large sectional concrete **GARAGE 6.09m x 2.43m** (20'0" x 8'0") with electric light and power. Rear garden. **GREENHOUSE 2.43m x 1.82m** (8'0" x 6'0").



Council Tax Band

B.

DIRECTIONS:

From the DMA office turn left and 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 bearing left at the junction with Cawthorne Crescent. Chevin Drive is the third turning on the right and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents