



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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ESTABLISHED 1992



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1 LINTON CLOSE, FILEY YO14 0BZ



Freehold £310,000

FEATURES

- * Two bedroom detached bungalow.
- * Located on the much sought after Wharfedale estate.
- * Built by Northern Ideal Homes in the 1960s.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * The bungalow stands on a larger than normal plot with good size gardens.
- * Large south facing conservatory to the side.
- * Double width drive to garage with space for caravan and second car.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

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

OUTSIDE: Good size gardens. Double width drive to garage.

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1 LINTON CLOSE, FILEY

Upvc front Door to:

ENTRANCE HALL

Cupboard housing gas combination boiler. Coats cupboard. Radiator. **Access to part boarded loft via pull down ladder.**

LOUNGE

5.10x 3.96m (16'9" x 13'0")

Feature fire set in tiled fireplace. Radiator. Wide upvc double glazed window.



Opening to:

CONSERVATORY

4.62m x 2.33m (15'2" x 7'8")

Radiator. Upvc double glazed windows.



Door to:

REAR PORCH

Upvc double glazed window.
Upvc rear door.



KITCHEN

3.35m x 3.22m (11'0" x 10'7")

Inset stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Extractor hood above. Provision for 'fridge freezer. Plumbing for automatic washing machine and dishwasher. Radiator. Upvc double glazed window.



Floor Plan:



Total area: approx. 82.2 sq. metres (885.0 sq. feet)

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

1 Linton Close, Filey

BATHROOM

Large walk-in shower. Handbasin and wc. Tiled walls. Chrome ladder radiator. Upvc double glazed window.



BEDROOM ONE

3.58m x 3.50m (11'9" x 11'6")

Fitted wardrobes with mirror doors. Radiator. Upvc double glazed windows.



BEDROOM TWO

3.58m x 3.35m (11'9" x 11'0")

Radiator. **Upvc patio doors.**

OUTSIDE:

Front garden. Double width drive with ample space to park a caravan. **GARAGE 5.51m x 3.75m (18'1" x 12'4") with light and power. LARGE SUMMERHOUSE.**



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 first turning on the right onto Wharfedale. Linton Close is the first turning on your right. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents