

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.
Samantha ADDISON

www.dmaestateagents.co.uk
ESTABLISHED 1992



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4 WHARFEDALE, FILEY YO14 0DG



Freehold £325,000

FEATURES

- * Spacious three bedroom detached bungalow.
- * Located on the popular Wharfedale estate.
- * Built by Northern Ideal Homes in the mid 1960's
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Good size enclosed rear garden.
- * Large attached brick garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D**
- * These properties are highly sought after.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

- INTERNAL: Front Door to Entrance Porch. Entrance Hall. Lounge open to Dining Area. Kitchen. Inner Hall. Bathroom. Separate WC. Three Bedrooms
- OUTSIDE: Drive to attached garage. Gardens front and rear.

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4 WHARFEDALE, FILEY

Upvc Front Door to:

ENTRANCE PORCH

Upvc double glazed window.



Glass door to:



ENTRANCE HALL

Radiator.

L-SHAPED LOUNGE / DINING AREA

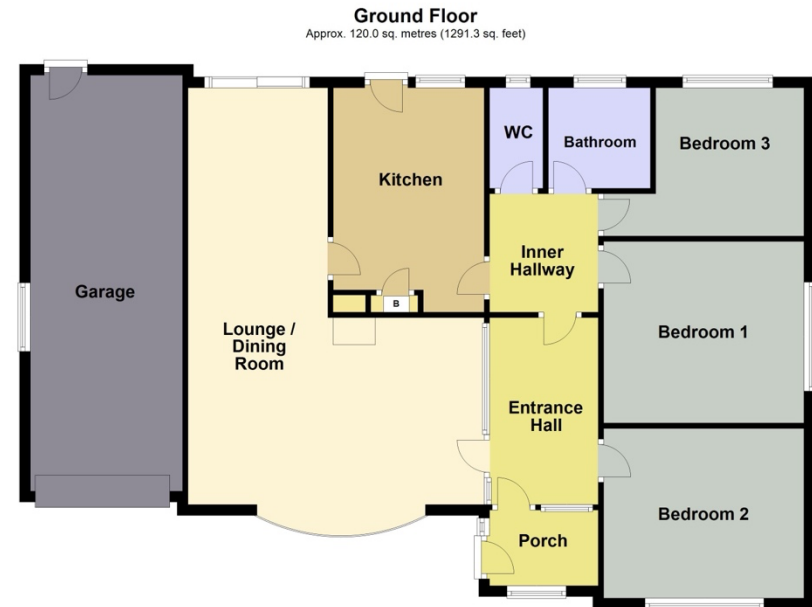
LOUNGE

5.38m x 3.38m (17'7" x 11'1")

'Living flame' gas fire with marble effect and Adams style fireplace. Radiator. Upvc double glazed window.



Floor Plan:



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)

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

4 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 first turning on the right onto Wharfedale bearing left at the junction with Cawthorne Crescent. The property is located on the left hand side.

DINING AREA
3.35m x 2.43m (11'0" x 8'0")

Radiator. *Upvc sliding doors to garden.*



KITCHEN
3.12m x 2.79m (10'3" x 9'2")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Provision for 'fridge. Electric cooker point. Plumbing for automatic washing machine. Cupboard housing gas combination boiler. Radiator. Upvc double glazed window. *Upvc rear door.*



Viewing strictly by appointment only through DMA Estate Agents

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Door to:

INNER HALL

SEPARATE WC

Tiled walls. Upvc double glazed window.



BATHROOM

Bath with shower over. Handbasin. Tiled walls. Radiator. Upvc double glazed window.

BEDROOM THREE

2.69m x 2.67m (8'10" x 8'9")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.17m x 3.07m (10'5" x 10'1")

Built-in wardrobe. Radiator. Upvc double glazed window.



BEDROOM ONE

3.35m x 3.70m (11'0" x 12'2")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to attached brick **GARAGE 7.54m x 2.81m (24'9" x 9'3")** with **light and power and electric door.** Large rear garden. **SUMMERHOUSE.**

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