



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

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AGENTS

COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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14 PLANE TREE WAY, FILEY YO14 9PA



Freehold £210,000

FEATURES

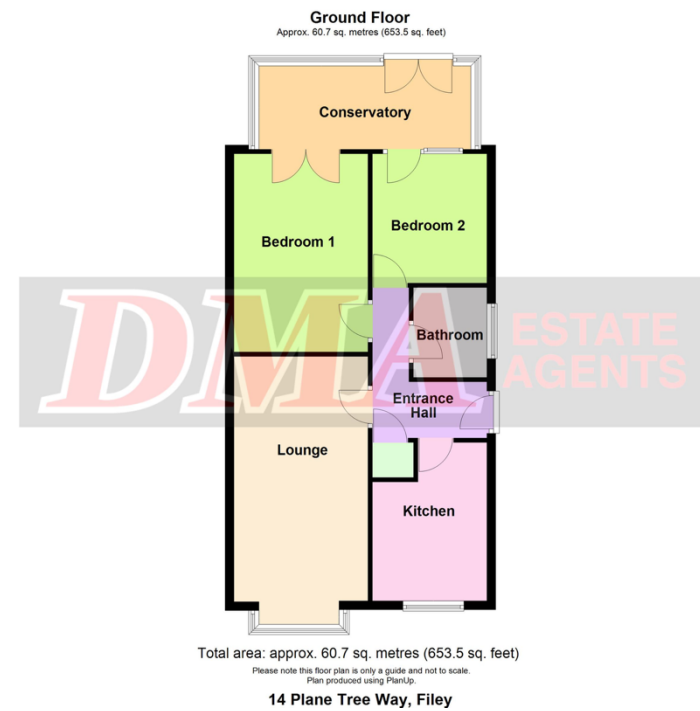
- * Well presented two bedroom semi-detached bungalow.
- * Located on a quiet cul-de-sac on the popular Country Park Estate.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Conservatory.
- * Driveway to brick built garage.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Side Door to Entrance Hall. Kitchen. Lounge. / Diner Two Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front garden. Driveway to Brick Built Garage. Enclosed Rear Garden.

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Floor plan:



14 PLANE TREE WAY, FILEY



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Follow the Scarborough Road out of Filey and take the last turning on the right onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located on the right hand side.

Side Door to:

ENTRANCE HALL

Radiator. Airing cupboard housing hot water cylinder.



KITCHEN
3.60m x 2.18m (11'10" x 7'2")

Inset stainless steel sink, and drainer. Range of matching wall and base units with worktops over. Built-in oven and gas hob. Extractor hood over. Automatic washing machine. Tall 'fridge freezer. Radiator. Wall mounted Worcester Bosch boiler. Spotlights. Upvc double glazed window.

LOUNGE / DINER
6.09m into bay x 3.04m
(20'0" into bay x 10'0")

Electric living flame coal effect fire in marble surround. Wall lights. Space for dining table and four chairs. Two radiators. Upvc double glazed bay window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over



BEDROOM ONE

4.52m x 2.64m (14'10" x 8'8")

Fitted wardrobes, dresser, top cupboards and side tables. Radiator. **Double glazed patio doors to the Conservatory.**



BATHROOM

2.05m x 1.67m (6'9" x 5'6")

Bath with Mira shower over and screen. Handbasin and wc. Chrome towel radiator. Upvc double glazed window.



BEDROOM TWO

2.94m x 2.61m (9'8" x 8'7")

Fitted wardrobes. Electric wall mounted heater. Upvc double glazed window.



Upvc double glazed door to:

CONSERVATORY

4.80m x 2.74m (15'9" x 9'0")

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



OUTSIDE:



Front garden. Drive to brick built **GARAGE 3.96m x 2.39m (17'5" x 9'0") with light and power.** Two upvc double glazed windows. Up and over garage door. Enclosed rear garden with **GREENHOUSE** and patio area.