

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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SALES

Proprietors: **David Mansfield ATTON FNAEA.**
Samantha ADDISON

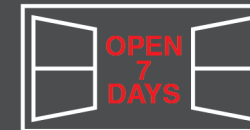
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4 LANGSETT AVENUE, FILEY YO14 0DF



Freehold £235,000

FEATURES

- * Extended two bedroom semi-detached bungalow.
- * Located in a cul-de-sac on the very popular Wharfedale Estate.
- * Built by Northern Ideal Homes in the 1960s.
- * Gas central heating to radiators.
- * **The property has been extensively extended to the rear.**
- * Upvc double glazing.
- * Good size garden.
- * Drive to garage.
- * **Sold with no onward chain.**
- * **EPC Rating: D**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Entrance Porch to Entrance Hall. Kitchen. Lounge. Dining Room. Two Bedrooms. Bathroom.

OUTSIDE: Front garden. Drive to garage. Good size rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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4 LANGSETT AVENUE, FILEY

Front Door to:

ENTRANCE PORCH

Upvc double glazed window.



ENTRANCE HALL

Built-in cupboard housing gas combination boiler. Radiator.

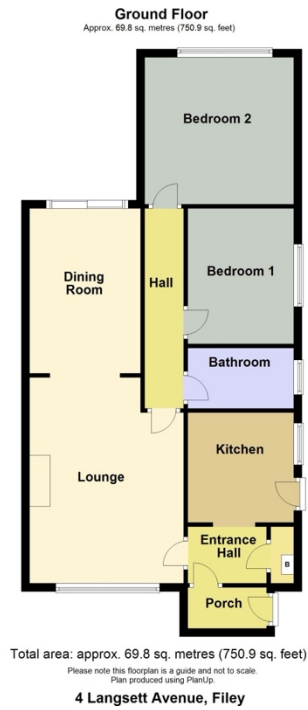
KITCHEN

2.66m x 2.54m (8'9" x 8'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Gas hob with extractor hood above. Built-in oven. Provision for 'fridge freezer. Plumbing for automatic washing machine. Pantry. Upvc double glazed window. **Rear door.**



Floor Plan:



LOUNGE

5.02m x 3.75m (16'6" x 12'4")

Living flame gas fire in 'Adams' style surround. Radiator. Upvc double glazed window.



Archway to:

DINING ROOM

4.01m x 2.71m (13'2" x 8'11")

Fitted cupboard. Radiator. *Patio doors to the rear.*



INNER HALL

Loft ladder to partially boarded loft.

/ continued over

4 Langsett Avenue, Filey - continued

SHOWER ROOM

2.59m x 1.62m (8'6" x 5'4")

Large walk-in shower cubicle. Handbasin and wc. Heated ladder towel rail. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to **GARAGE 4.62m x 2.69m** (15'2" x 8'10") **with light and power.** Good size rear garden with timber **SHED** and **GREENHOUSE.**



BEDROOM ONE

3.55m x 3.58m (11'8" x 11'9")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

3.30m x 2.59m (10'10" x 8'6")

Fitted wardrobes. Radiator. Upvc double glazed window.



Council Tax Band B.

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 second turning on the right onto Wharfedale. Take the third right onto Harewood Drive. Langsett Avenue is first on your left. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents