

## 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

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES

Proprietors: **David Mansfield ATTON** FNAEA.

**Samantha ADDISON**

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

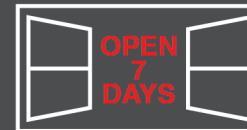
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE  
AGENTS



36 WHARFEDALE, FILEY YO14 0DG



Freehold £385,000

### FEATURES

- \* Three bedroom detached bungalow.
- \* Located on the very popular Wharfedale estate, built in the 1960's by Northern Ideal Homes.
- \* This bungalow has been extensively modernised throughout benefiting from a modern open plan living area with large 'Velux' windows in the ceiling.
- \* Modern kitchen and bathroom.
- \* Gas central heating to radiators.
- \* Large conservatory.
- \* Utility room. Front garden.
- \* Driveway.
- \* Workshop.
- \* Enclosed rear garden.
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

- INTERNAL: Large Entrance Porch to front Door. Entrance Hall. Open Plan Lounge / Diner / Kitchen. Utility Room. Conservatory. Inner Hall. Bathroom. Three Bedrooms.
- OUTSIDE: Front garden. Drive. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



**Floor Plan:**



**Upvc Front Door to:**

**ENTRANCE PORCH**

Hardwood floor. Electric radiator. Roof sky light. Inset spotlights. Upvc double glazed windows.



**Composite Door to:**

**ENTRANCE HALL**

Hardwood floor. Upvc double glazed window with frosted glass.



/ continued over

**OPEN PLAN LOUNGE / DINER / KITCHEN**

**Lounge**

**6.95m x 3.37m (22'10" x 11'1")**

Feature brick fireplace with slate hearth. Rustic wooden oak mantle. Hardwood floor. Two radiators. Two 'Velux' windows.



**Dining Area**

**2.13m x 3.42m (7'0" x 11'3")**

Hardwood floor. Radiator. Inset spotlights. Raised ceiling with two large 'Velux' windows. **Double glazed doors to conservatory.**



**Council Tax Band D.**

**DIRECTIONS:**

From the DMA office proceed left along Belle Vue Street. Follow the one-way system turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the third turning right onto the Wharfedale estate. Turn left and the property is located on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

### CONSERVATORY

4.83m x 3.91m (15'10" x 12'10")

Tiled floor. Underfloor heating. Upvc double glazed windows. **Upvc double glazed doors to the garden.**



### UTILITY ROOM

2.08m x 2.89m (6'10" x 9'6")

Base cupboards with worktops over. Provision for automatic washing machine and tumble dryer.



### OUTSIDE:

Front garden. Drive to **WORKSHOP 3.83m x 2.89m (12'7" x 9'6")** with radiator. Enclosed rear garden with patio area. **SHED. 5.10m x 1.82m (16'9" x 6'0")**

### Kitchen

2.13m x 3.42m (7'0" x 11'3")

Inset 'Belfast' style sink and drainer. Modern grey units with worktops over. Large island / breakfast bar. Tall larder cupboard. Range double oven with five gas burners. 'Smeg' extractor hood over. Integrated microwave, 'fridge / freezer and dishwasher. Hardwood floor. Inset spotlights. Upvc double glazed window. **Upvc door to garden.**



### INNER HALL

Hardwood floor. Radiator. Inset spotlights. **Pull down ladder to boarded loft with gas combination boiler.**



/ continued over

**BATHROOM**

**2.46m x 1.62m (8'1" x 5'4")**

P-shaped bath with 'Mira' electric shower over and screen. Handbasin in vanity unit and wc. Fully tiled walls and floor. Inset spotlights. Extractor fan. Chrome ladder radiator. Two upvc double glazed windows.



**BEDROOM THREE**

**2.74m x 2.74m (9'0" x 9'0")**

Radiator. Upvc double glazed window.



**BEDROOM TWO**

**3.35m x 3.65m (11'0" x 12'0")**

Radiator. Upvc double glazed window.



**BEDROOM ONE**

**3.09m x 3.70m (10'2" x 12'2")**

Radiator. Upvc double glazed window.

