



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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20 PLANE TREE WAY, FILEY YO14 9PA



Freehold £364,950

FEATURES

- * Three bedroom detached extended bungalow.
- * Located in the corner of a quiet cul-de-sac, close to town centre and sea front.
- * Extensively modernised.
- * Newly fitted kitchen with state of the art appliances.
- * Modern bathroom, separate wc and utility.
- * Extended to provide spacious living accommodation.
- * Gas central heating to radiators.
- * Multi fuel burner.
- * Upvc double glazing.
- * Extensive wrap around garden with garage and drive.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Entrance Hall. Lounge. Kitchen.
OUTSIDE:	Three Bedrooms. Bathroom. Separate WC / Utility Room.
	Wrap around gardens to front side and rear. Drive to garage.

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20 PLANE TREE WAY, FILEY

Upvc Side Door to:

ENTRANCE HALL

Coat cupboard. Radiator.



LOUNGE

5.13m x 3.48m (16'10" x 11'5")

Multi fuel log burner. Upvc double glazed window.



/ continued over



UPVC SLIDING FRENCH DOORS TO:

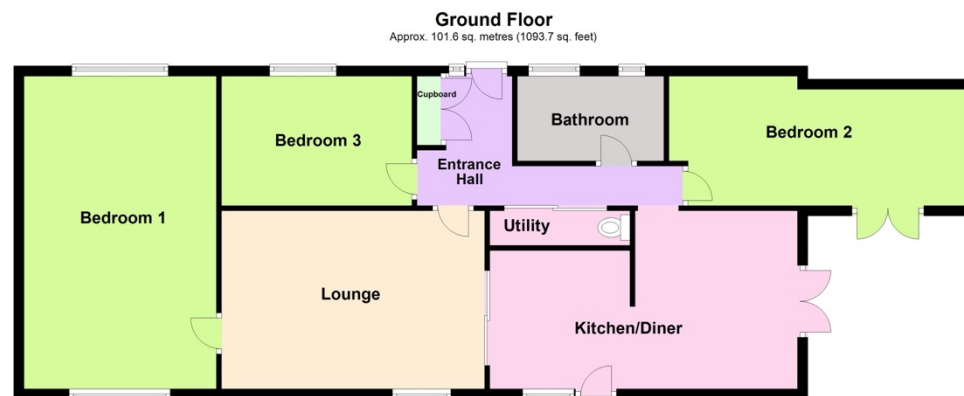
KITCHEN / DINING ROOM

5.99m x 3.48m narrowing to 2.69
(19'8" x 11'5" narrowing to 8'10")

Inset 'Belfast' sink. Modern 'top of the range' high gloss base units with marble solid granite worktops over. Matching wall cupboards. 'Neff' induction hob with extractor hood over. Integrated 'Neff' electric double oven and microwave. Integrated 'fridge / freezer and dishwasher. Two radiators. Spotlights. Organically sourced slate floor. Upvc double glazed window. **Upvc door to garden and double upvc doors from dining area to garden.**



FLOOR PLAN:



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

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

20 Plane Tree Way, Filey

20 Plane Tree Way, Filey - continued



Council Tax Band **C.**

DIRECTIONS:

Follow the Scarborough Road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents



SLIDING DOOR TO:

UTILITY ROOM / WC

Plumbing for washing machine.



BEDROOM THREE
3.71m x 2.67m (12'2" x 8'9")

Radiator. Upvc double glazed
window.

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BEDROOM ONE
6.09m x 3.76m (20'0" x 12'4")

Radiator. Two upvc double glazed windows. **Loft access.**



BATHROOM
1.65m x 2.84m (5'5" x 9'4")

Bath with mixer shower over. Semi recessed handbasin in vanity unit and wc. Chrome towel radiator. Marble tiled floor. Fully tiled walls. Two upvc double glazed windows.



BEDROOM TWO

5.79m x 2.67m (19'0" x 8'9")

Radiator. Upvc double glazed window. **Upvc double glazed doors to garden.**



OUTSIDE:

Wrap around lawned gardens. Long drive to **GARAGE with light and power. SHED. SUMMERHOUSE.**

