



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
ESTABLISHED 1992



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DMA

ESTATE AGENTS



24 HAREWOOD DRIVE, FILEY YO14 0DE



Freehold £315,000

FEATURES

- * Two bedroom detached corner sited bungalow.
- * Located on the much sought after Wharfedale estate.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and shower room.
- * Separate dining room.
- * Conservatory.
- * Solar panels.
- * Driveway to extended brick garage with utility area.
- * Block paved drive with ample parking.
- * Enclosed rear low maintenance garden.
- * Viewing is highly recommended.

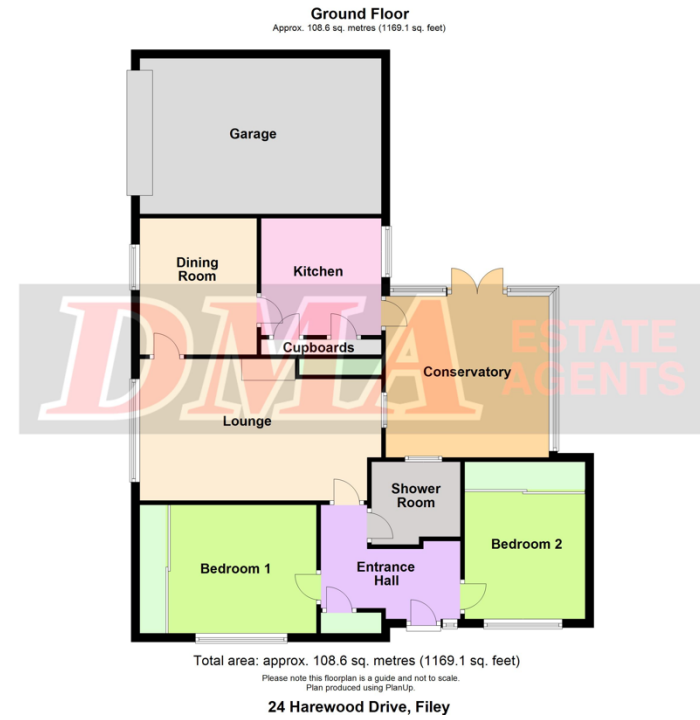
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Dining Room. Kitchen. Conservatory. Two Bedrooms. Shower Room.

OUTSIDE: Large corner gardens. Drive to attached garage.

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

Floor Plan:





Council Tax Band C.

DIRECTIONS:

From the DMA office turn left and follow the one-way system round onto Belle Vue Crescent. Turn left onto Station Avenue and go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and continue round. Harewood Drive is the third turning on the right and the property is located on left hand side, on the corner of Langsett Avenue.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Large cupboard. Radiator. **Loft access.**



BEDROOM ONE

3.58m x 2.99m (11'9" x 9'10")

Fitted wardrobes with sliding mirrored doors. Radiator. Upvc double glazed window.



BEDROOM TWO

2.92m x 2.81m (9'7" x 9'3")

Fitted wardrobes with sliding mirrored doors. Radiator. Upvc double glazed window.

SHOWER ROOM

2.08m x 1.93m (6'10" x 6'4")

Large walk-in shower cubicle. Handbasin in vanity unit. WC in concealed cistern. Bidet. Fully tiled walls. Upvc double glazed window.



LOUNGE

3.30m x 5.30m (10'10" x 17'5")

Inset 'coal effect' gas fire in marble effect surround. Radiator. Small upvc double glazed window. Large upvc double glazed window.



DINING ROOM

2.69m x 3.17m (8'10" x 10'5")

Radiator. Upvc double glazed window.

KITCHEN

3.17m x 2.43m (10'5" x 8'0")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with work tops over. Matching wall cupboards. Electric hob with extractor hood above. Built-in electric oven. Plumbing for dishwasher. Provision for tall 'fridge / freezer. Cupboard housing combination boiler. **PANTRY.** Upvc double glazed window.



SUN ROOM

3.75m x 3.81m (12'4" x 12'6")

Solid roof. Radiator. Upvc double glazed windows. **Upvc double glazed door to the garden.**



OUTSIDE:

Drive to attached **GARAGE 5.8m x 3.51m** (19'0" x 11'6") with light and power and including a **Utility Area** with inset stainless steel sink and drainer. Base cupboards with worktops over. Wall cupboards. Plumbing for automatic washing machine. Enclosed low maintenance rear garden with patio area and decked area. **SHED.**

