



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



7 PINWOOD AVENUE, FILEY YO14 9NS



Freehold £325,000

FEATURES

- * Well presented three double bedroom detached bungalow.
- * Located in a cul-de-sac on this much sought after Country Park Estate.
- * Built by 'Wares' in the mid 1960's.
- * Gas central heating.
- * Upvc double glazing.
- * Two drives with ample parking for several vehicles and or caravan / motorhome.
- * Brick built garage.
- * Large front garden and well maintained enclosed garden to rear.
- * **EPC Rating; D**
- * Viewing highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Side door to Porch. Entrance Hall. Lounge. Kitchen. Three Bedrooms. Bathroom. Separate WC.

OUTSIDE: Two drives with ample parking and space for caravan/motorhome. Garage. Shed. Large front garden and enclosed rear garden.

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7 PINWOOD AVENUE, FILEY

Front Door to:

ENTRANCE PORCH



ENTRANCE HALL

1.14m x 5.23m (3'9" x 17'2")

Coats cupboard and airing cupboard housing hot water tank. Radiator. **Loft access to partly boarded loft.**



LOUNGE
3.56m x 5.28m (11'8" x 17'4")

Electric coal effect fire in marble style surround. Upvc double glazed window. Two radiators.

/ continued over



KITCHEN

4.27m x 2.64m (14'0" x 8'8")

Stainless steel sink and vegetable drainer. Base cupboards with worktops over. Matching wall units. Wall mounted combination boiler. Breakfast bar. Gas cooker point. Built-in cupboard. Provision for tall 'fridge/freezer. Plumbing for automatic for washing machine. Two upvc double glazed windows. Radiator.



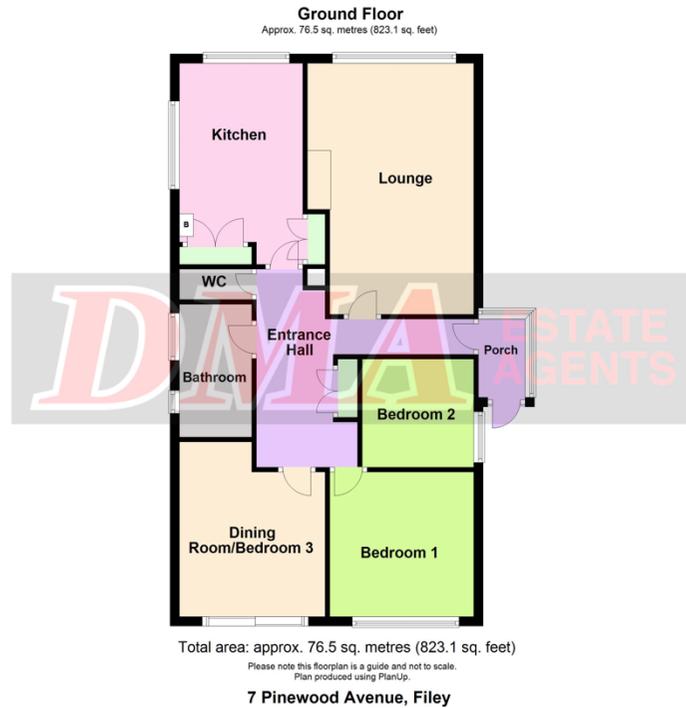
SEPARATE WC

1.63m x 2.82m (5'4" x 9'3")

Handbasin.



FLOOR PLAN:



BATHROOM
1.65m x 2.82m (5'5" x 9'3")

Quadrant shower cubicle with electric 'Mira' shower. Bath, handbasin and wc. Tiled floor. Radiator. Two upvc double glazed windows.



BEDROOM THREE / DINING ROOM **2.80m x 3.70m (9'2" x 12'2")**

Radiator. Upvc double glazed patio doors.



BEDROOM ONE **4.06m x 3.66m (13'4" x 12'0")**

Built-in wardrobes with dressing table and mirror. Radiator. Upvc double glazed window.



BEDROOM TWO
2.29m x 2.97m (7'6" x 9'9")

Fitted wardrobe with mirror doors.
Radiator. Upvc double glazed window.



OUTSIDE:



Front garden. Dual drive with ample parking ideal for motorhome / caravan. **GARAGE 5.28m x 2.74m** (17'4" x 9'0") with electric light and power. Potting **SHED** to rear. Enclosed rear garden with patio and lawn.



Council Tax Band **D.**

DIRECTIONS:

From DMA office take the road to Scarborough out of Filey. Go Straight across the large roundabout at the beginning of Scarborough Road onto Fir Tree Drive and Pinewood Avenue is the third turning on the right. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents