



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

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AGENTS

COMMERCIAL
SALES



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3 COLLINGHAM WAY, FILEY YO14 0DJ



Freehold £219,950

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located on the popular Wharfedale estate.
- * Built by 'Northern Ideal Homes' in the 1960s.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Conservatory.
- * Front garden.
- * Drive to garage.
- * Good size rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Porch to Side Door. Kitchen. Lounge.
Two Bedrooms. Shower Room. Conservatory.

OUTSIDE: Front garden. Drive to garage. Large rear garden.

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FLOOR PLAN:





DIRECTIONS:

Viewing strictly by appointment only through DMA Estate Agents

Radiator. Upvc double glazed windows.



Upvc Sliding Door to:

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Tall larder cupboard. Cupboard housing combination boiler. Electric cooker point. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



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LOUNGE

3.09m x 4.90m (10'2" x 16'1")

Electric fire in feature fireplace. Radiator. Upvc double glazed window.



SHOWER ROOM

1.80m x 1.65m (5'11" x 5'5")

Walk-in shower cubicle with 'Triton' shower. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window. **Loft access.**



BEDROOM ONE

2.69m x 3.30m (8'10" x 10'10")

Built-in wardrobes. Radiator.



BEDROOM TWO

2.61m x 2.64m (8'7" x 8'8")

Built-in wardrobe and overhead cupboards. Radiator.



Double Doors to:

CONSERVATORY

4.72m x 2.61m (15'6" x 8'7")

Radiator.



OUTSIDE:

Front garden. Drive to **GARAGE**. Enclosed rear garden with lawn, patio area and pond. **SHED. GREENHOUSE.**



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