



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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3 COLLINGHAM WAY, FILEY YO14 0DJ



Freehold £225,000

FEATURES

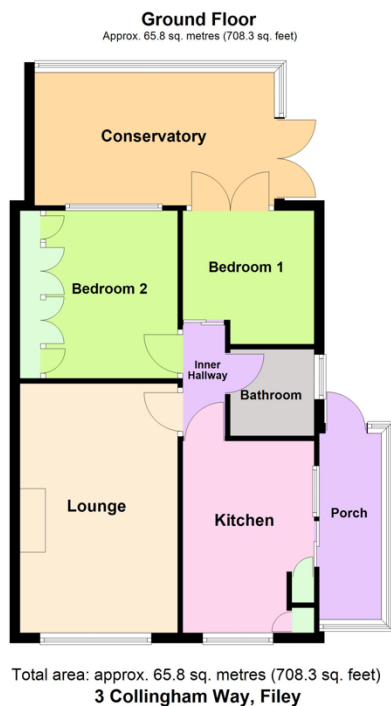
- * Two bedroom semi-detached bungalow.
- * Located on the popular Wharfedale estate.
- * Built by 'Northern Ideal Homes' in the 1960s.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Conservatory.
- * Front garden.
- * Drive to garage.
- * Good size rear garden.
- * **Sold with no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

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 **B.**

DIRECTIONS:

From the DMA office go to the Chapel Clock and turn left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and bear left at the junction with Cawthorne Crescent. Take the third turning on the right onto Chevin Drive and Collingham Way is the second turning on the left.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door to:

PORCH
3.65m x 1.21m (12'0" x 4'0")

Radiator. Upvc double glazed windows.



Upvc Sliding Door to:

KITCHEN **3.78m x 2.59m** (12'5" x 8'6")

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.



INNER HALL

/ continued over

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.**

