



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



30 SYCAMORE AVENUE, FILEY YO14 9NU



Freehold £195,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * Located in a quiet cul-de-sac.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Gardens to the front and rear.
- * Drive with ample parking.
- * Extended car port.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

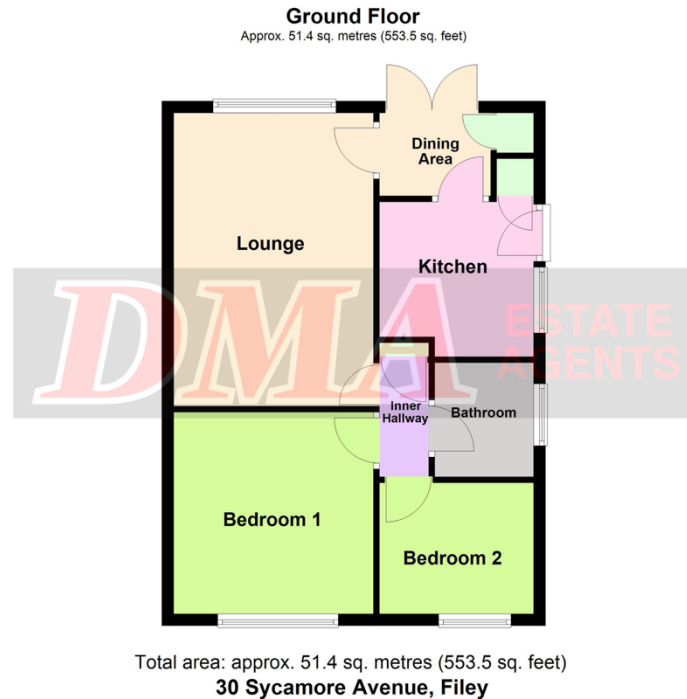
INTERNAL: Composite Side Door to Kitchen. Dining Area. Lounge.
 Inner Hall. Two Bedrooms. Bathroom.

OUTSIDE: Gardens front and rear. Driveway with ample parking. Car Port.

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

30 SYCAMORE AVENUE, FILEY

Floor Plan:



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the Scarborough road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. The property is located in the first cul-de-sac on the right after the turning for Thorn Tree Avenue.

Composite Side Door to:

KITCHEN 2.62m x 2.41m (8'7" x 7'11")

Inset white sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker. Under counter 'fridge and freezer. Washing machine. Built-in cupboard. Radiator. Upvc double glazed window.



DINING AREA 1.39m x 1.87m (4'7" x 6'2")

Cupboard housing combination boiler. Radiator. **Upvc double glazed patio doors.**



LOUNGE 4.95m x 3.38m (16'3" x 11'1")

Electric fire in feature fireplace (also provision for gas fire). Radiator. Upvc double glazed window.



/ continued over

INNER HALL

Built-in cupboard. **Loft access.**

LOFT

Fully boarded with light and power. 'Velux' window.



BEDROOM TWO

2.62m x 2.49m (8'7" x 8'2")

Radiator. Upvc double glazed patio doors.



OUTSIDE:

Front and rear gardens. Driveway with ample parking. Extended **CAR PORT** with floodlight. Three timber **SHEDS** all with light and power and separate fuse box (4.82m x 3.04m (15'0" x 10'0") 3.25m x 2.64m (10'0" x 8'0")).



BATHROOM

1.65m x 1.93m (5'5" x 6'4")

Bath with electric shower over. Handbasin and wc. Tiled walls and floor. Radiator. Upvc double glazed window.

BEDROOM ONE

3.40m x 3.35m (11'2" x 11'0")

Radiator. Upvc double glazed window.

