



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.

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3 TEAL CLOSE, FILEY YO14 0BW



Freehold £245,000

FEATURES

- * Modern three bed semi-detached house.
- * Located in quiet cul-de-sac just off the popular Wharfedale estate.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern Kitchen and Bathroom.
- * Extended Living / Sitting Room to rear.
- * Attached brick garage with utility area.
- * Drive with parking for two vehicles.
- * Gardens to front and rear.
- * **EPC Rating: D.**
- * Viewing highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Porch to Entrance Hall. Lounge. Dining Kitchen. Sitting Room.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Gardens front and rear. Attached garage.

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3 TEAL CLOSE, FILEY

Upvc Front Door to:

ENTRANCE PORCH

Upvc double glazed window.



ENTRANCE HALL

Coats cupboard. Radiator.

LOUNGE
4.65m x 3.81m (15'3" x 12'6")

Electric 'stove effect' fire in attractive surround with pine mantle. Radiator. Upvc double glazed window.



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KITCHEN / DINER

4.72m x 2.82m (15'6" x 9'3")

Black inset sink and drainer. Excellent range of modern white high gloss base units with worktops over. Matching wall cupboards. Gas cooker point. Extractor hood over. Plumbing for dishwasher. Provision for tall 'fridge / freezer. Inset spotlights. Tall modern radiator. Upvc double glazed window.

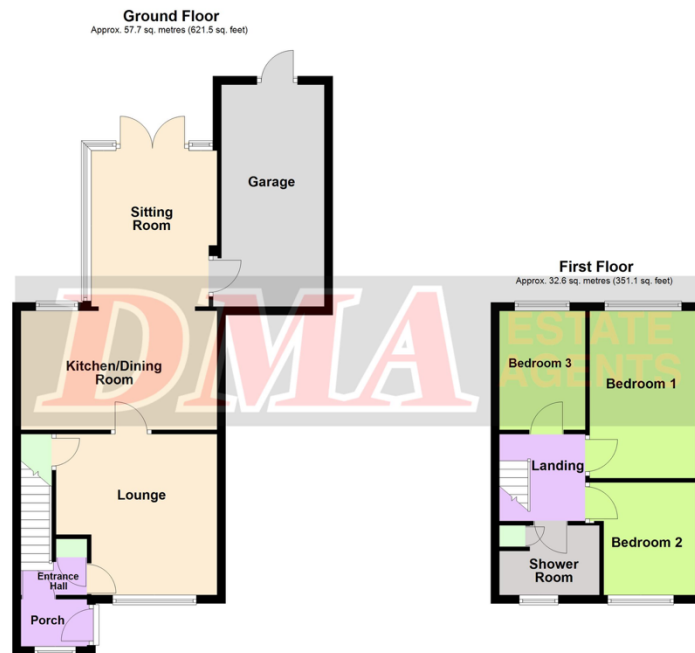


SITTING ROOM

3.70m x 2.97m (12'2" x 9'9")

Tall modern radiator. Inset spotlights. Upvc double glazed windows. **Upvc double patio doors to garden.** **Door to garage with Utility Area.**

FLOOR PLAN:



FIRST FLOOR:

LANDING

Loft access.

BEDROOM ONE 4.11m x 2.51m (13'6" x 8'3")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.35m x 2.84m (11'0" x 9'4")

Radiator. Upvc double glazed window.



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BEDROOM THREE

2.77m x 2.08m (9'1" x 6'10")

Built-in wardrobes. Radiator.
Upvc double glazed window.



BATHROOM

Bath with rain shower over and screen. Handbasin in vanity unit and wc. Modern black ladder towel rail. Fully tiled walls and floor. Extractor fan. Upvc double glazed window.

UTILITY AREA (WITHIN GARAGE)

Inset stainless steel sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Plumbing for automatic washing machine. Space for tumble dryer. Central heating boiler. Insulated upvc ceiling. Radiator. **Door to garden.**

Council Tax Band

B.

OUTSIDE:

Small front garden. Drive to **GARAGE 5.26m x 2.44m (17'3" x 8'0") with Utility Area.** Long rear garden with decked area and **SUMMERHOUSE.**



DIRECTIONS:

From the DMA office follow the one-way system turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and continue onto Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. Take the third turning on the right onto Pasture Crescent and the property is located almost immediately on the left hand side and Teal Close is the first cul-de-sac on the right.

Viewing strictly by appointment only through DMA Estate Agents