



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



25 HAREWOOD DRIVE, FILEY YO14 0DE



Freehold £239,950

FEATURES

- * Two bedroom semi-detached 'Panama' style bungalow.
- * Located on the ever popular Wharfedale Estate.
- * Built by 'Northern Idea Homes' in the 1960's.
- * Upvc double glazing.
- * Gas central heating.
- * Modern kitchen and shower room.
- * Loft with 'Velux' window (potential for conversion subject to planning and building regulations).
- * Tastefully decorated and new floor coverings throughout.
- * Front and rear gardens.
- * Large drive to garage.
- * **Sold with no onward chain.**
- * **Ideal for retirement or second home.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

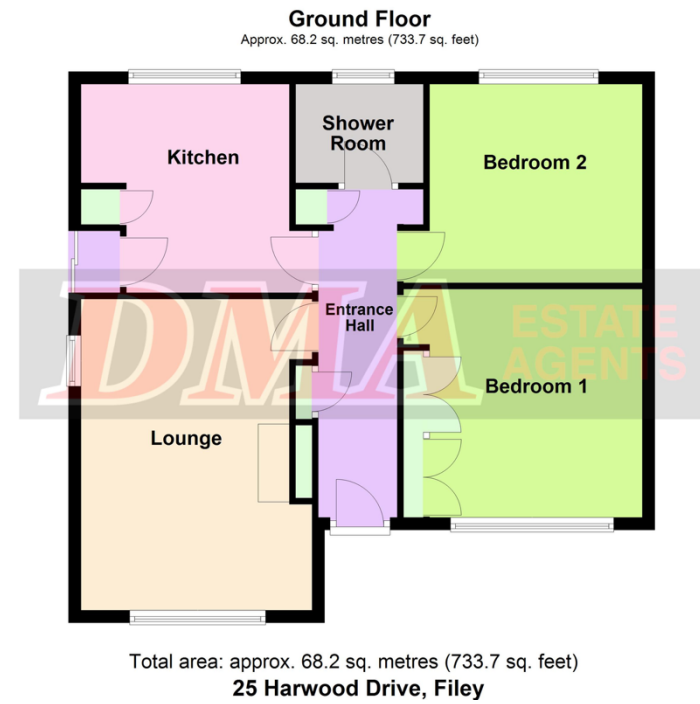
ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Entrance Vestibule. Upvc Door to Kitchen. Entrance Hall. Lounge. Two Bedrooms. Shower Room.

OUTSIDE: Front garden. Large drive to garage. Sunroom. Store. 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 turn left and follow the one-way system round onto Belle Vue Crescent. Turn left onto Station Avenue and go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and continue round. Harewood Drive is the third turning on the right and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Sliding Storm Door to:

ENTRANCE VESTIBULE



Upvc Door to:

KITCHEN

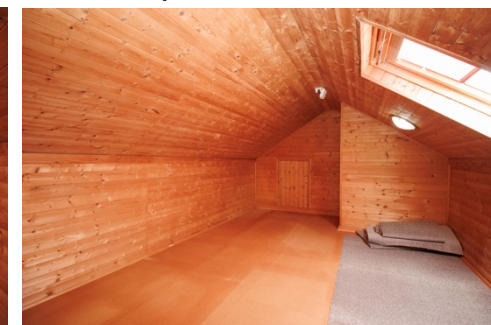
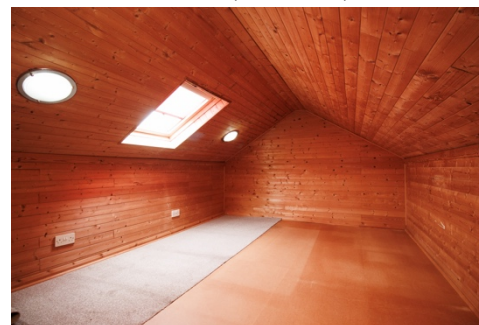
3.35m x 2.43m (11'0" x 8'0")

Inset white sink and drainer. Base cupboards with worktops over. Matching wall units. Gas cooker point with extractor hood over. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. Large built-in cupboard. Radiator. Upvc double glazed window.



INNER HALL

Two built-in cupboards one housing the combination boiler. ***Access to boarded loft 4.62m x 2.97m (15'2" x 9'9") with 'Velux' window via a pull-down ladder.***



/ continued over

LOUNGE

5.00m x 3.70m (15'5" x 12'2")

'Coal effect' gas fire in fireplace with dark wood surround. Wall lights. Radiator. Two upvc double glazed windows.



BEDROOM ONE

3.40m x 3.65m (11'2" x 12'0")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

3.40m x 3.20m (11'2" x 10'6")

Radiator. Upvc double glazed window.



SHOWER ROOM

1.62m x 2.05m (5'4" x 6'9")

Quadrant shower cubicle. Handbasin and wc in vanity unit. Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive with **CAR PORT**. Detached **GARAGE** with light and power. Large attached **STORE** and **SUNROOM**. Rear garden with lawn and patio area.

