



#### 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

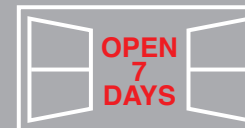
Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
www.dmaestateagents.co.uk  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



34 SYCAMORE AVENUE, FILEY YO14 9NU



Freehold £225,000

#### FEATURES

- \* Two bedroom semi-detached bungalow.
- \* Located on a quiet cul-de-sac on the popular Country Park estate.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Conservatory.
- \* Driveway with ample parking.
- \* Gardens to front, side and rear.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

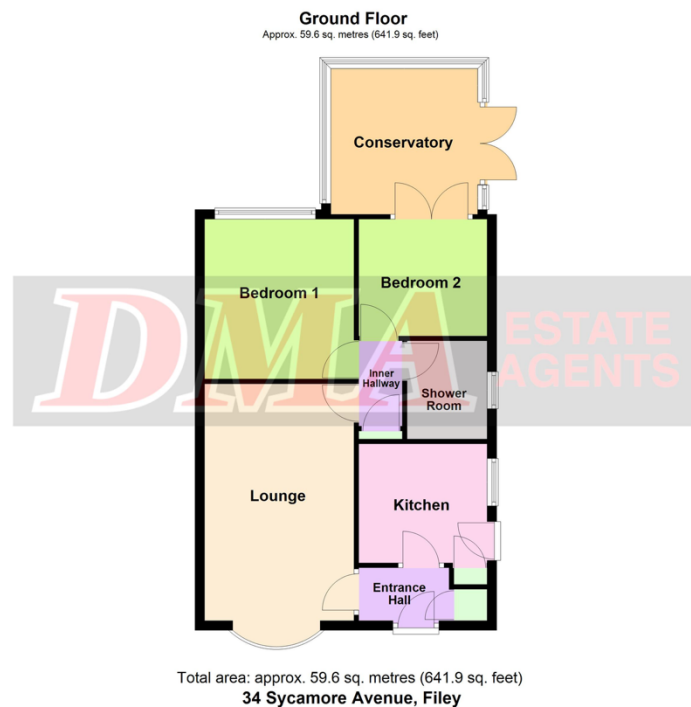
INTERNAL: Front Door to Entrance Hall. Kitchen. Lounge. Inner Hallway.  
Two Bedrooms. Shower Room. Conservatory.

OUTSIDE: Gardens to front, side and rear. Driveway with ample parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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## 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 left after the turning for Thorn Tree Avenue.

**Viewing strictly by appointment only through DMA Estate Agents**

34 SYCAMORE AVENUE, FILEY

## Upvc Front Door to:

### ENTRANCE HALL

Cupboard housing boiler.  
Radiator.



### KITCHEN

**2.54m x 2.68m** (8'4" x 8'9")

Excellent range of modern units from Wren. Inset grey sink and drainer. 'Metallic Night' base cupboards with worktops over. Matching wall units. Inset gas hob with extractor hood over. Built-in double oven. Wine rack. Integrated 'fridge / freezer. Integrated automatic washing machine. Tall larder cupboard. Chrome Ladder radiator. Upvc double glazed window. **Upvc Side Door.**



### LOUNGE

**3.25m x 4.93m** (10'8" x 16'3")

Feature marble style fireplace with inset electric 'pebble effect' fire. Radiator. Upvc double glazed bow window.

/ continued over



## INNER HALL

Built-in coat cupboard. **Access to boarded loft via a pull-down ladder.**

## BEDROOM ONE

**3.28m x 3.35m** (10'9" x 11'0")

Radiator. Upvc double glazed window.



## SHOWER ROOM

**1.68m x 1.83m** (5'6" x 6'0")

Quadrant shower cubicle. Combination vanity handbasin and wc. Chrome towel radiator. Fully tiled walls. Upvc double glazed window.



## BEDROOM TWO

**2.43m x 2.64m** (8'0" x 8'8")

Radiator. **Upvc double glazed doors to conservatory**



## CONSERVATORY

**3.05m x 3.07m** (10'0" x 10'1")

Upvc double glazed windows. **Upvc double glazed doors to the garden.**



## OUTSIDE:

Front garden. Driveway with ample parking. Secure side and rear garden. Vegetable garden. **SHED 3.05m x 1.83m** (10'0" x 6'0") with light and power.

