



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.
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www.dmaestateagents.co.uk
 ESTABLISHED 1992



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4 SILVERWOOD AVENUE, FILEY YO14 0DN



Freehold £235,000

FEATURES

- * Well presented two bedroom semi-detached bungalow.
- * **Backing onto 'The Dams' bird sanctuary.**
- * Located on the very popular Wharfedale estate.
- * Gas central heating via a combination boiler.
- * Upvc double glazed windows.
- * Cavity wall insulation.
- * Modern kitchen and bathroom.
- * Conservatory.
- * Sectional concrete garage.
- * Gardens to the front and rear.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

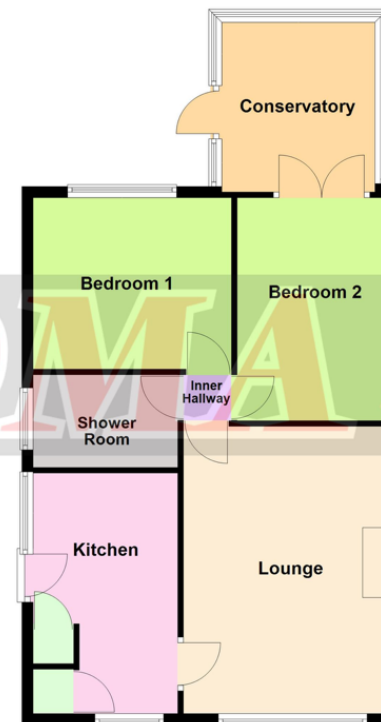
INTERNAL:	Upvc Front Door to Entrance Hall. Kitchen. Lounge. Inner Hall. Two Bedrooms. Conservatory. Bathroom.
OUTSIDE:	Gardens front and rear. Drive to garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:

Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

4 Silverwood Avenue, Filey



Council Tax Band **B.**

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 on to Muston Road. Take the first right onto Wharfedale and continue on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. At the end of Cawthorne Crescent turn left onto Silverwood Avenue and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

KITCHEN

4.11m x 2.59m (13'6" x 8'6")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Gas hob with extractor hood above. Built-in double oven. Automatic washing machine and dishwasher. Provision for 'fridge freezer. Pantry. Cupboard housing gas combination boiler. Radiator. Two upvc double glazed windows. ***Upvc side door.***



LOUNGE

5.13m x 3.70m (16'10" x 12'2")

Electric fire set in modern surround. Radiator. Upvc double glazed window.



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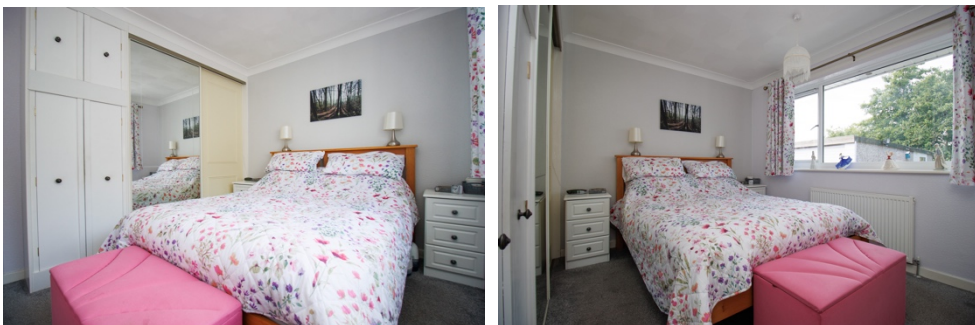
INNER HALL

Access to mostly boarded loft via a pull-down ladder with electric light.

BEDROOM ONE

3.98m x 2.74m (13'1" x 9'0")

Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

3.55m x 3.27m (12'2" x 10'11")

Radiator. Upvc double glazed window. **Upvc patio doors to Conservatory.**



CONSERVATORY

3.04m x 2.74m (10'0" x 9'0")

Solid roof. Radiator. Upvc double glazed window. **Upvc patio door to the garden.**



SHOWER ROOM

2.54m x 1.65m (8'4" x 5'5")

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



OUTSIDE:

Front garden. Drive to sectional concrete **GARAGE 5.43m x 2.74m** (17'10" x 9'1") with electric light and power. Utility area with dryer. Enclosed rear garden backing onto the 'Dams' nature reserve.

