



#### 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](http://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



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.
- \* Viewing is recommended.

#### ACCOMMODATION IN BRIEF

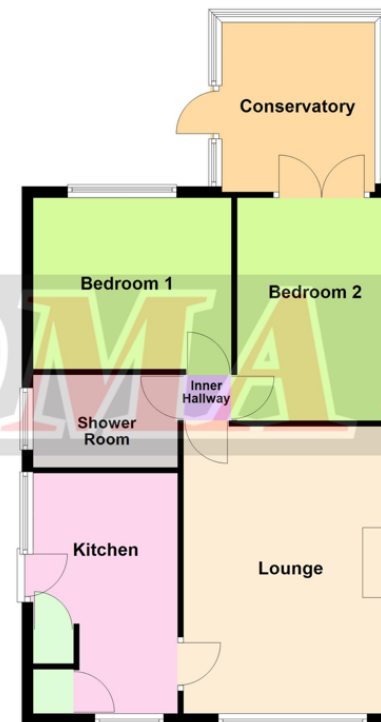
INTERNAL:	Upvc Front Door to Entrance Hall. Kitchen. Lounge. Inner Hall. Two Bedrooms. Conservatory. Bathroom.
OUTSIDE:	Gardens front and rear. Drive to garage.

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

***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.



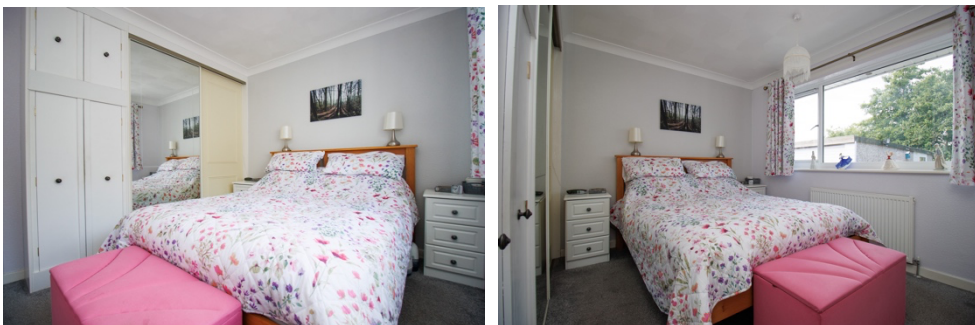
## INNER HALL

**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.

