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.
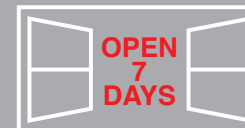*Samantha ADDISON*
www.dmaestateagents.co.uk
ESTABLISHED 1992

Ombudsman
www.oea.co.uk

OFT Approved code

NATIONAL ASSOCIATION
NAEA
Estate Agents

DMA ESTATE AGENTS
OPEN 7 DAYS

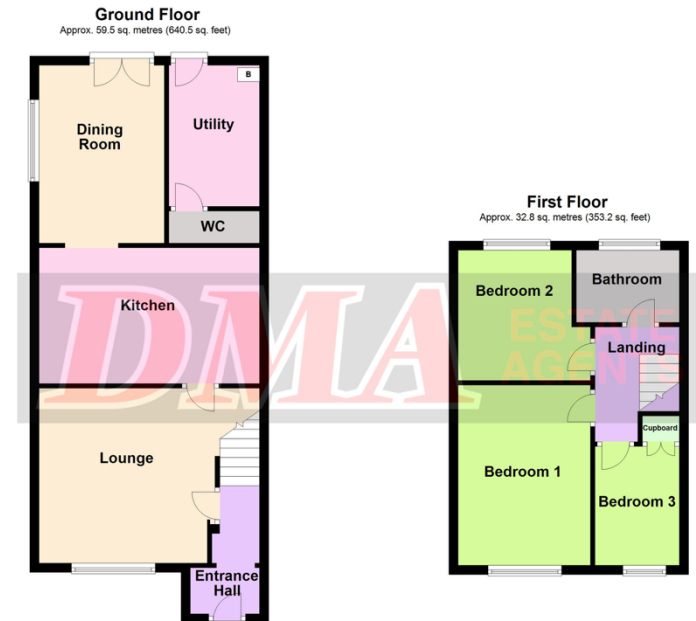## 82 SYCAMORE AVENUE, FILEY YO14 9NU

Freehold £239,950

FEATURES

* **Ideal family home.**
* Extended three bedroom semi-detached house.
* Located on the popular County Park estate.
* Gas central heating to radiators.
* Upvc double glazing.
* Two reception rooms.
* Utility room.
* Downstairs wc.
* Driveway to garage.
* Front, side and rear gardens.
* **EPC Rating: D.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Breakfast Kitchen. Dining Room. Utility Room. Separate WC.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Drive to garage. Front garden. Enclosed rear and side garden.

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

Ground Floor
Approx. 59.5 sq. metres (640.5 sq. feet)

Dining Room

Utility

B

WC

Kitchen

Lounge

Entrance Hall

First Floor
Approx. 32.8 sq. metres (353.2 sq. feet)

Bedroom 2

Bathroom

Landing

Cupboard

Bedroom 1

Bedroom 3

Total area: approx. 92.3 sq. metres (993.7 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

82 Sycamore Avenue, Filey

BEDROOM THREE
3.17m x 1.80m (8'6" x 5'11")

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

Upvc Front Door to:

ENTRANCE HALL

Laminate flooring. Radiator.

OUTSIDE:

Shared drive to **GARAGE** with electric roller door. Front garden. Enclosed garden to the side and rear with lawn and patio areas.

LOUNGE
4.19m x 3.78m (13'9" x 12'5")

Laminate flooring. Radiator. Upvc double glazed window.

BREAKFAST KITCHEN   4.77m x 2.89m   (15'8" x 9'6")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Integrated 'fridge / freezer and dishwasher. Eight burner gas range oven. Breakfast bar. Radiator. Upvc double glazed window.

Council Tax Band   B.

DIRECTIONS:

From the DMA office proceed out of Filey towards Scarborough on the Scarborough Road. Turn right onto Grovehill Road then left at the end onto Fir Tree Drive which continues into Sycamore Avenue. The property is located on the left hand side to the rear of other houses.

Viewing strictly by appointment only through DMA Estate Agents

/ continued over

FIRST FLOOR

LANDING

Loft access to part boarded loft.

Arch to:

DINING ROOM
3.88m x 2.71m (12'9" x 8'11")

Laminate flooring. Radiator. Upvc double glazed window. *Upvc patio doors to the garden.*

BATHROOM
2.13m x 1.40m (7'0" x 4'7")

Bath with mixer shower over and screen. Handbasin and wc. Towel radiator. Tiled walls. Tiled floor. Upvc double glazed window.

UTILITY ROOM
3.86m x 1.62m (12'8" x 5'4")

Inset stainless steel sink and drainer. Base units with laminate work surface. Wall cupboards. Plumbing for automatic washing machine. Radiator. Wall mounted boiler. Tiled floor. Combination boiler. Chrome ladder radiator. *Upvc side door.*
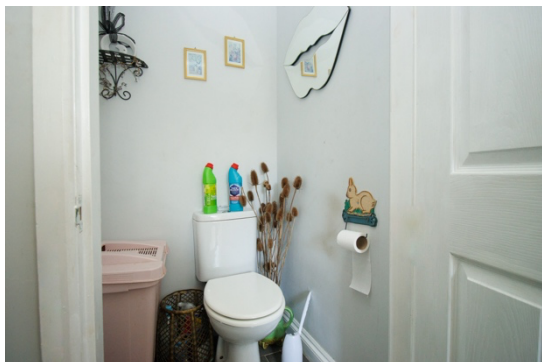

BEDROOM ONE
3.91m x 2.87m (12'10" x 9'5")

Radiator. Upvc double glazed window.

SEPARATE WC

Handbasin. Store cupboard.

BEDROOM TWO
3.17m x 2.87m (10'5" x 9'5")

Radiator. Upvc double glazed window.