



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.

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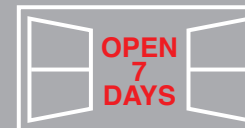
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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51 SYCAMORE AVENUE, FILEY YO14 9NU



Freehold £175,000

FEATURES

- * Two bedroom semi-detached bungalow.
- * **Views over farm fields to the rear.**
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Large conservatory.
- * Front and rear gardens.
- * Drive to garage.
- * Viewing is recommended.

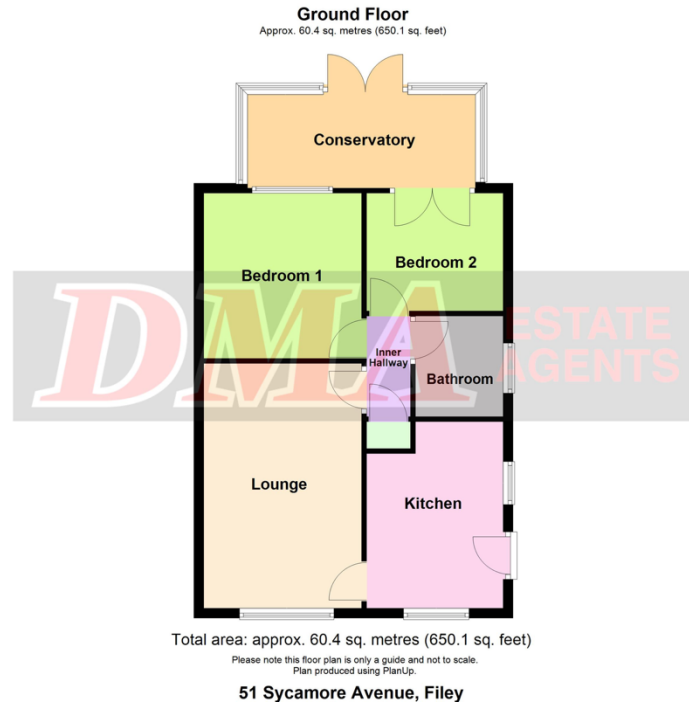
ACCOMMODATION IN BRIEF

INTERNAL: Upvc Side Door to Breakfast Kitchen. Lounge. Inner Hall.
Bathroom. Two Bedrooms. Conservatory.
OUTSIDE: Front garden. Drive to garage. Enclosed rear garden.

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51 SYCAMORE AVENUE, FILEY

Floor Plan:



Upvc Side Door to:

BREAKFAST KITCHEN

3.78m x 2.82m (12'5" x 9'3")

Inset stainless steel sink, vegetable sink and drainer. Good range of modern base cupboards with worktops. Matching wall units over. Electric hob with extractor over. Built-in double electric oven. Breakfast bar. Provision for 'fridge / freezer. Plumbing for automatic washing machine. Laminate floor. Radiator. Two upvc double windows.



LOUNGE

4.95m x 3.15m (16'3" x 10'4")

'Living flame' gas fire with marble back and hearth and attractive surround. Radiator. Upvc double glazed window.



INNER HALL

Built-in cupboard. **Access to loft space with gas combination boiler.**

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BEDROOM ONE

3.35m x 3.15m (11'0" x 10'4")

Radiator. Upvc double glazed window.



SHOWER ROOM

Shower cubicle, handbasin and wc. Part tiled walls. Radiator. Upvc double glazed window.

BEDROOM TWO

2.84m x 2.39m (9'4" x 7'10")

Radiator. **Upvc double glazed Patio Doors.**



CONSERVATORY

4.52m x 2.72m (14'10" x 8'11")

Laminate floor. Radiator. Upvc double glazed windows. **Upvc double glazed doors to garden.**



OUTSIDE:

Front garden. Enclosed rear garden with decking overlooking farm fields. Drive to concrete **GARAGE** with light and power.



Council Tax Band

B.

DIRECTIONS:

From the DMA office follow the directions to Scarborough out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. The property is located on the left hand side just after the turning for Cherry Tree Drive.

Viewing strictly by appointment only through DMA Estate Agents