



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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www.dmaestateagents.co.uk
ESTABLISHED 1992



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12 CHEVIN DRIVE, FILEY YO14 0DH



Freehold £249,950

FEATURES

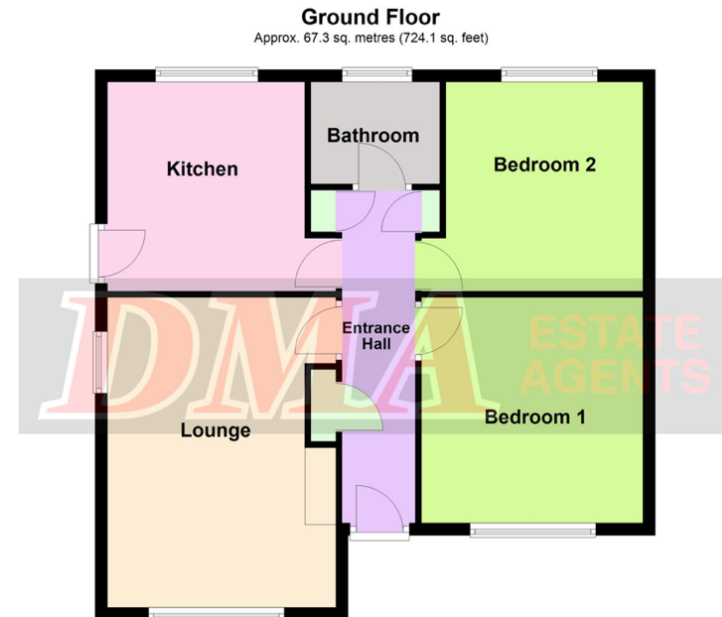
- * Immaculate two bedroom semi-detached 'Panama' style bungalow built in the 1960's by Northern Ideal Homes.
- * **The property has recently been renovated with new upvc double glazed windows, new composite rear stable door and new gas central heating boiler to radiators.**
- * Located on the very popular Wharfedale estate.
- * Modern kitchen and bathroom.
- * Good size front and rear gardens.
- * Drive to brick built garage.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.
OUTSIDE:	Secure gated front garden. Drive to brick garage. Gated enclosed rear garden.

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



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

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

12 Chevin Drive, Filey



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the one way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale bearing left at the junction with Cawthorne Crescent. Chevin Drive is the third turning on the right and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

ENTRANCE HALL

Cupboard housing new central heating boiler. Two coats cupboards. Radiator. ***Access to loft via pull down ladder.***



LOUNGE **5.03m x 3.71m (16'6" x 12'2")**

'Stove effect' fire with hearth and wood mantle over. Laminate flooring. Radiator. Two upvc double glazed windows.



KITCHEN

3.40m x 3.20m (11'2" x 10'6")

Inset stainless steel sink, vegetable sink and drainer. Good range of modern white finish base cupboards with worktops over. Matching wall cupboards. Gas cooker with extractor hood over. Plumbing for automatic washing machine. Radiator. Upvc double glazed window. New composite stable door.



BATHROOM

1.65m x 2.08m (5'5" x 6'10")

Bath with mixer shower and screen. Handbasin and wc. Tiled walls. Radiator. Upvc double glazed window.

BEDROOM ONE

3.45m x 3.66m (11'4" x 12'0")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.43m x 3.20m (11'3" x 10'6")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden with new wall and metal gates. Drive with new wooden gates to brick built **GARAGE with electric door, light and power.** Wooden gate to rear garden.

