



#### 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



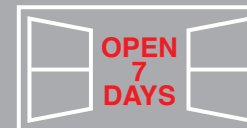
Proprietors: **David Mansfield ATTON** FNAEA.  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



12 PLANE TREE WAY, FILEY YO14 9PA



**Freehold £225,000**

#### FEATURES

- \* Well presented two bedroom semi-detached bungalow.
- \* Located on a quiet cul-de-sac on the popular Country Park estate.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* Driveway with parking.
- \* Enclosed rear garden.
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

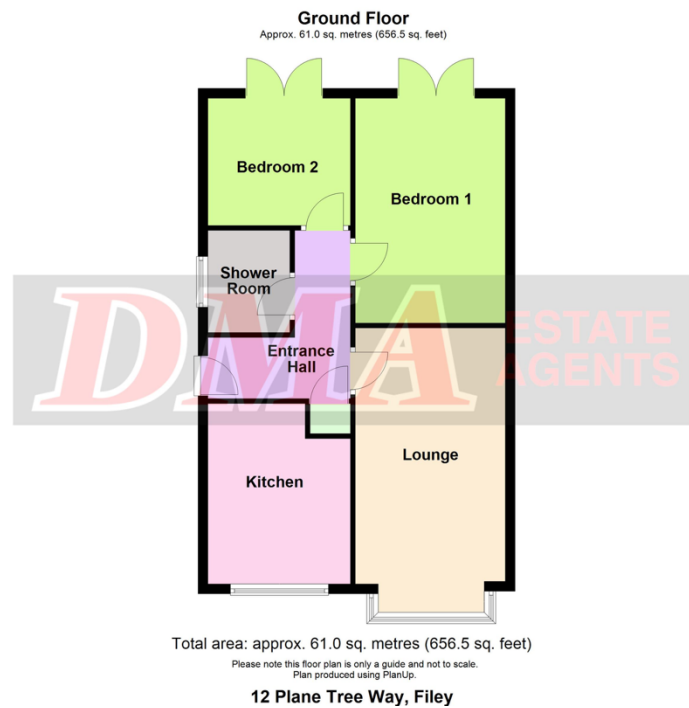
INTERNAL:	Side Door to Entrance Hall. Kitchen. Lounge / Diner. Two Bedrooms. Shower Room.
OUTSIDE:	Front garden. Driveway. Enclosed rear garden.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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12 PLANE TREE WAY, FILEY

### Floor Plan:



### Side Door to:

#### ENTRANCE HALL

Built-in cupboard. Radiator.  
**Access to boarded loft via pull down ladder.**



#### KITCHEN

**3.65m x 2.15 (12'0" x 7'1")**

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in gas hob. Electric oven. Plumbing for automatic washing machine. Space for tumble dryer. Space for tall 'fridge / freezer. Radiator. Upvc double glazed window.



/ continued over



## LOUNGE

5.79m x 3.04m (19'0" x 10'0")

Feature 'living flame' electric fire. Two radiators. Upvc double glazed bay window.



## SHOWER ROOM

2.08m x 1.67m (6'10" x 5'6")

Large double walk-in shower. Handbasin and wc. Chrome towel radiator. Upvc double glazed window.



## BEDROOM ONE

4.57m x 2.64m (15'0" x 8'8")

Radiator. Upvc double glazed patio doors to rear.



## BEDROOM TWO

2.89m x 2.59m (9'6" x 8'6")

Radiator. Upvc double glazed patio doors to rear.



## OUTSIDE:

Front garden. Driveway. SHED. Enclosed rear garden.



Council Tax Band

B.

## DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Follow the Scarborough Road out of Filey and take the last turning on the right onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**