



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



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



29 PLANE TREE WAY, FILEY YO14 9PA



Freehold £175,000

FEATURES

- * Well presented two bedroom town house.
- * Located on a quiet cul-de sac on the popular country park estate.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and shower room.
- * Enclosed rear garden.
- * Garage and parking.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Lobby. Lounge. Dining Kitchen.
 FIRST FLOOR: Two Bedrooms. Shower Room.
 OUTSIDE: Front garden. Enclosed rear garden. Garage and parking in adjacent parking area.

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

29 PLANE TREE WAY, FILEY

Upvc Front Door to ENTRANCE PORCH

LOUNGE

3.96m x 3.61m (13'0" x 11'10")

Feature fireplace. Wall lights. Radiator. Upvc double glazed window.



KITCHEN / DINER

4.50m x 2.62m (14'9" x 8'7")

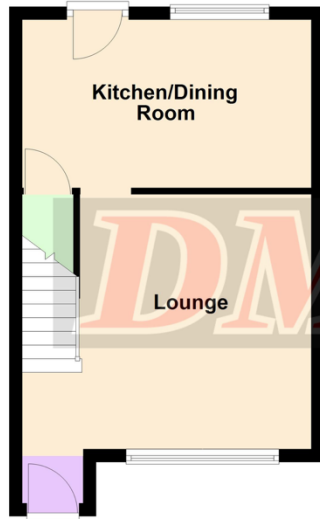
Inset granite style sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Wall mounted gas combination boiler. Electric cooker point with extractor hood over. Plumbing for automatic washing machine. Space for tall 'fridge / freezer. Understairs cupboard. Radiator. Upvc double glazed window. **Upvc double glazed French door to garden.**



Floor Plan:

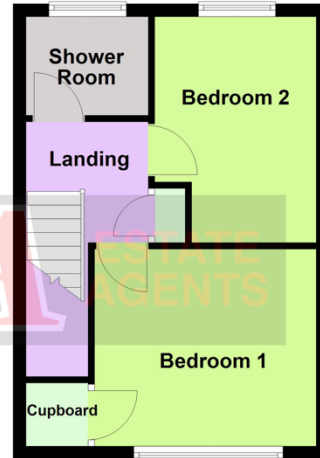
Ground Floor

Approx. 30.7 sq. metres (331.0 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 59.9 sq. metres (644.3 sq. feet)

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

29 Plane Tree Way, Filey

Open plan staircase from Lounge to:

FIRST FLOOR:

LANDING

Built-in cupboard.

BEDROOM ONE

3.51m x 3.05m (11'6" x 10'0")

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



BEDROOM TWO

3.35m x 2.51m (11'0" x 8'3")

Radiator. Upvc double glazed window.



SHOWER ROOM

Quadrant shower with 'Triton' shower. Handbasin and wc. Tiled walls. Chrome towel radiator. Upvc double glazed window.



OUTSIDE:

Small front garden. Enclosed low maintenance rear garden. **SHED.**
GREENHOUSE. Concrete
GARAGE 5.41m x 2.54m (17'9" x 8'8") in adjacent block.



Council Tax Band B.

DIRECTIONS:

Take the Scarborough road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located at the top of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents