



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



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.



ESTATE AGENTS



48A MUSTON ROAD, FILEY YO14 0AL



Freehold £380,000

FEATURES

- * Recently renovated large extended two bedroom detached double fronted bungalow.
- * Located in a much sought after main road position.
- * **New roof in 2021.**
- * Gas central heating via combination boiler.
- * Upvc double glazed windows.
- * Large open plan kitchen / living / dining room.
- * Further reception room.
- * Attached brick built garage.
- * Block paved frontage with turning area and parking for three / four cars.
- * Good size enclosed rear garden.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Entrance Vestibule. Entrance Hall. Lounge. Kitchen / Living / Dining Room. Two Bedrooms. Bathroom.

OUTSIDE: Gardens front and rear. Large driveway. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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48A MUSTON ROAD, FILEY

Upvc Front Door to ENTRANCE VESTIBULE

Laminate flooring. Radiator.

Door to:

ENTRANCE HALL

Laminate flooring. Radiator. **Loft access.**

DINING KITCHEN

7.95m x 4.16m widening to 4.44m
(26'1" x 13'8"widening to 14'7)

Inset stainless steel sink and drainer. Modern range of wall cupboards with laminate work surfaces over. Matching wall cupboards. Island. Built-in electric oven and hob with stainless steel extractor hood. Integrated washing machine and dishwasher. Integrated 'fridge / freezer. Inset spotlights. Laminate flooring. Two radiators. Upvc double glazed window. Upvc double glazed roof light. **Upvc double glazed patio doors to the garden.**



/ continued over

LOUNGE
4.54m x 3.78m (14'11" x 12'5")

Multi-fuel stove. Radiator. Upvc double glazed window.



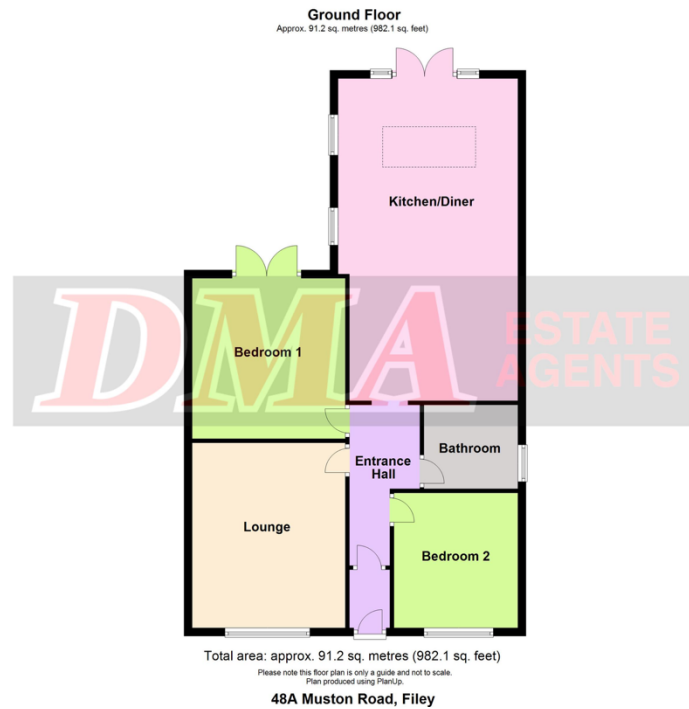
BEDROOM ONE

3.96m x 3.78m (13'0" x 12'5")

Two radiators. ***Upvc double glazed patio doors to the garden.***



Floor Plan:



BEDROOM TWO

3.32m x 3.04m (10'11" x 10'0")

Radiator. Upvc double glazed window.



BATHROOM

2.38m x 1.95m (7'10" x 6'5")

Shower bath with mixer shower and screen. Extractor fan. Handbasin in vanity unit and wc. Tiled walls and floor. Chrome ladder radiator. Inset spotlights. Upvc double glazed window.



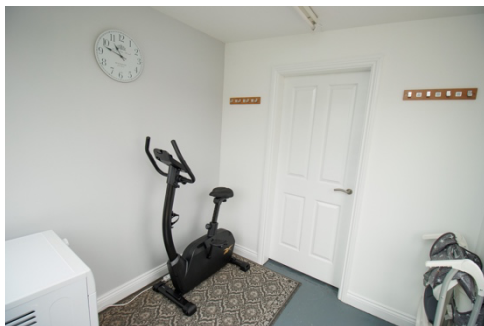
OUTSIDE:

Block paved drive with turning area and parking for three / four cars to the front.
Attached **brick GARAGE 7.32m x 2.29m (24'0" x 7'6") with light and power.**
Good size rear garden with lawn, borders and large patio area.



STORE / WORKSHOP

2.44m x 2.29m (8'0" x 7'6")



Council Tax Band C.

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. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents