



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

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34 PLANE TREE WAY, FILEY YO14 9PA



Freehold £210,000

FEATURES

- * Ideal family home.
- * Three bedroom semi-detached house.
- * Located in a quiet cul-de-sac.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Through lounge / dining room.
- * Enclosed rear garden.
- * Driveway to garage.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

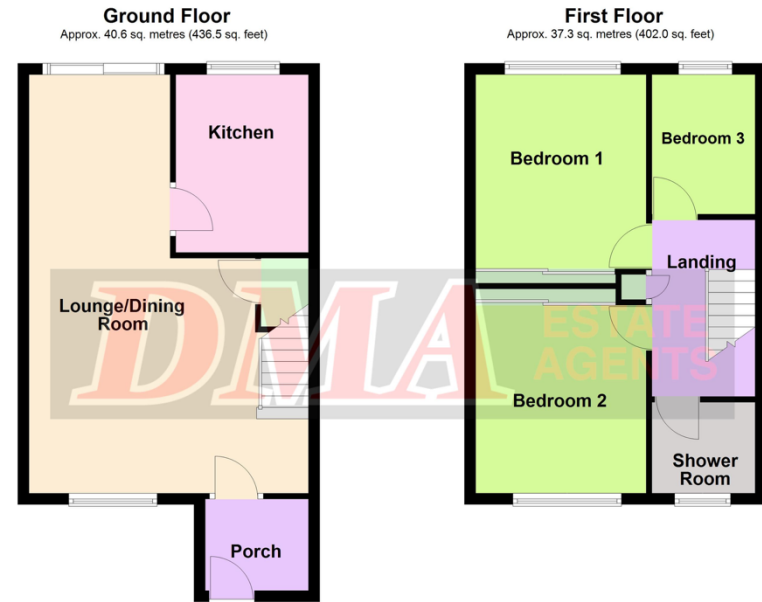
GROUND FLOOR: Upvc Front Door to Entrance Porch.
Through Lounge / Dining Room. Kitchen.

FIRST FLOOR: Three Bedrooms. Shower Room.

OUTSIDE: Driveway to garage. Enclosed rear garden.

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



Total area: approx. 77.9 sq. metres (838.5 sq. feet)

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

34 Plane Tree Way, Filey

OUTSIDE:

Driveway to **GARAGE 5.79m x 2.87m** (19'0" x 9'5") with light and power. Enclosed rear garden with patio area. **SHED.**



Front Door to ENTRANCE PORCH

Door to:

LOUNGE
5.00m x 4.19m (16'5" x 13'9")

Gas fire with stone surround.
Understairs cupboard. Radiator.
Upvc double glazed window.



Open to:



DINING ROOM
3.28m x 2.49m (10'9" x 8'2")

Radiator. **Upvc double glazed sliding patio doors to the rear.**

Council Tax Band C.

DIRECTIONS:

Take the Scarborough Road out of Filey taking the last turning on the right onto Sycamore Avenue. Plane Tree Way is the first turning on the left and the property is located in a small cul-de-sac to the left on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

KITCHEN

3.30m x 2.36m (10'10" x 7'9")

Inset white sink, vegetable sink and drainer. Modern base cupboards with worktops. Gas cooker point. Extractor fan. Plumbing for dishwasher and automatic washing machine. Provision for tall fridge / freezer. Wall mounted gas condensing boiler. Upvc double glazed window.



FIRST FLOOR:

LANDING

Airing cupboard with immersion heater. **Access via pull-down ladder to part boarded loft.**

BEDROOM ONE

3.35m plus wardrobes x 2.87m
(11'0" plus wardrobes x 9'5")

Built-in wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



BEDROOM TWO

3.47m 3.30m (11'5" x 10'0")

Built-in wardrobes with sliding doors. Radiator. Upvc double glazed window.



BEDROOM THREE

2.49m x 1.98m (8'2" x 6'10")

Radiator. Upvc double glazed window.



SHOWER ROOM

1.85m x 1.65 (6'1" x 5'5")

Quadrant shower cubicle with electric shower. Handbasin and wc. Tiled walls and floor. Ladder towel radiator. Upvc double glazed window.