



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



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12 SILVERWOOD AVENUE, FILEY YO14 0DN



Freehold £270,000

FEATURES

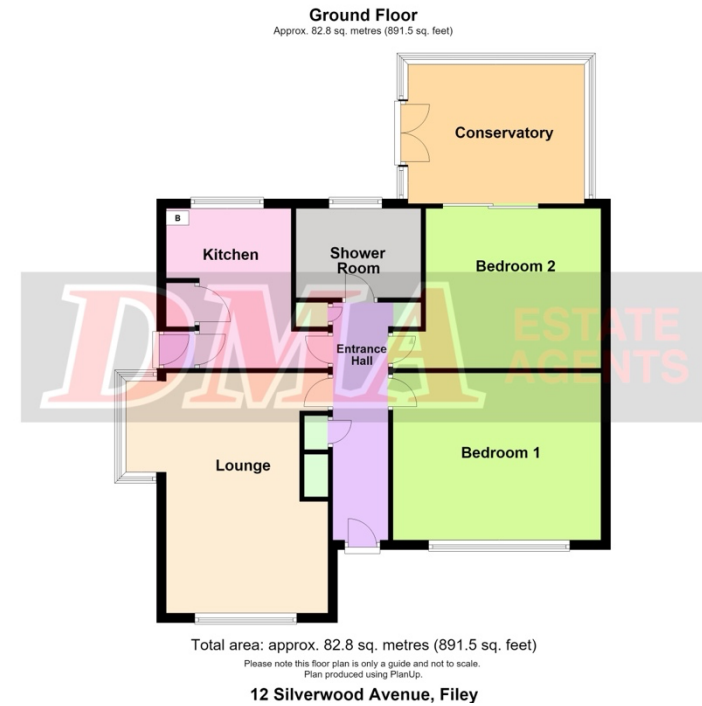
- * Two bedroom semi-detached 'Panama' style bungalow.
- * Located on the very popular Wharfedale estate.
- * Built in the 1960's.
- * Gas central heating to radiators.
- * Upvc double glazed conservatory.
- * Modern kitchen and bathroom.
- * Gardens front and rear.
- * Block paved drive.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen. Conservatory. Two Bedrooms. Bathroom.
OUTSIDE:	Front garden. Block paved drive to garage space. Rear garden backing onto 'Filey Dams'.

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



Council Tax Band B.

DIRECTIONS:

From the DMA office follow the one way system turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing on to Muston Road. Take the first right onto Wharfedale and continue on to Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. At the end of Cawthorne Crescent turn left onto Silverwood Avenue and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

OUTSIDE:

Front garden. Large block paved drive to garage space. **Enclosed rear garden with views over 'Filey Dams' nature reserve.**



Upvc Double Glazed Front Door to:

ENTRANCE HALL

Two storage cupboards.
Radiator.



LOUNGE 5.08m x 3.68m widening to 4.36m (16'8" x 12'1" widening to 14'4")

Electric fire in attractive surround.
Radiator. Upvc double glazed window. Upvc double glazed bay window.



KITCHEN

3.35m x 2.99m (11'0" x 9'10")

Inset stainless steel sink and drainer. Excellent range of modern base cupboards with worktops over. Matching wall cupboards. Tall pull-out larder cupboard. Pantry. Built-in eye-level oven and microwave. Electric hob with extractor hood over. Plumbing for automatic washing machine. Integrated dishwasher and 'fridge / freezer. Wall cupboard housing gas central heating boiler. Radiator. Upvc double glazed window.



REAR PORCH

Upvc double glazed rear door.

BEDROOM ONE

3.47m x 2.97m (11'5" x 9'9")

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



BEDROOM TWO

3.35m x 3.17m (11'0" x 10'5")

Radiator.



Sliding Patio Doors to:

CONSERVATORY

3.86m x 2.74m (12'8" x 9'0")

Upvc double glazed windows **with views over 'Filey Dams'**. **Upvc double glazed door to the garden.**



BATHROOM

2.08m x 1.72m (6'10" x 5'8")

Large walk-in shower with mixer shower. Handbasin and wc. Radiator. Upvc double glazed window. **Access to part boarded loft with electric light via 'Sligsby' style pull-down ladder.**



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