



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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58 WHARFEDALE, FILEY YO14 0DP



Freehold £335,000

FEATURES

- * Large two bedroom detached bungalow in the 'Cumbrae' design.
- * Located on the much sought after Wharfedale estate.
- * Built by Ideal Homes in the early 1960s.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Large conservatory.
- * Garage.
- * Gardens front and rear.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

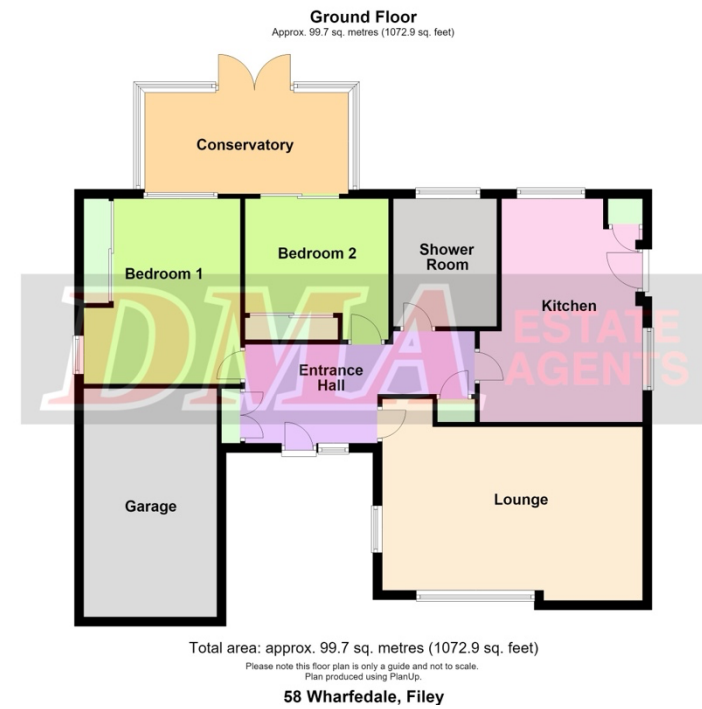
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Dining Area. Kitchen.
Two Bedrooms. Bathroom.

OUTSIDE: Front garden. Wide block paved drive to garage.
Enclosed south facing rear garden.

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



OUTSIDE:

Wide drive with space for three cars. Attractive front garden. **GARAGE 5.00m x 2.79m** (16'5" x 9'2") with electric light and power, workbench and electric door. Beautifully laid out enclosed south facing rear garden.



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. Take the first turning on the right onto Wharfedale then immediately left. Continue round to the end of Wharfedale and the property is located on the left just after Rivelin Way.

Upvc Double Glazed Front Door to:

SPACIOUS ENTRANCE HALL

Radiator. Large coats cupboard. Storage cupboard.



LOUNGE

5.48m x 3.65m (18'1" x 12'1")

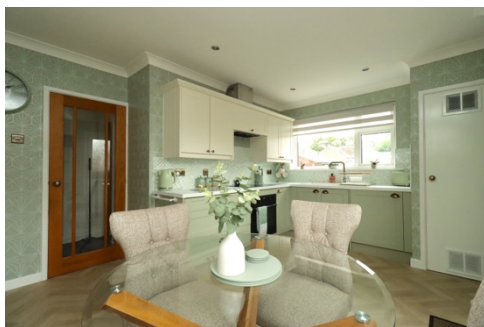
Electric fire set in attractive marble surround. Radiator. Two upvc double glazed windows.



KITCHEN

4.72m x 3.60m (15'6" x 11'10")

Inset white sink and drainer. Excellent range of base units with worktops over. Matching wall cupboards. Induction hob with extractor hood above. Built-in electric oven. Integrated automatic washing machine and tall fridge / freezer. Gas combination boiler to radiators and domestic hot water. Built-in cupboard. Inset spotlights. Radiator. Two upvc double glazed windows to side and rear. **Upvc double glazed side door.**



BATHROOM

2.51m x 1.75m (8'3" x 5'9")

Bath with shower over and screen. Handbasin and wc. Tiled walls. Chrome ladder towel rail. Inset spotlights. Upvc double glazed window. **Access to boarded loft with light.**



BEDROOM ONE

3.96m x 3.30m (13'0" x 10'10")

Fitted wardrobes with sliding doors. Radiator. Two upvc double glazed window to the side and rear.



BEDROOM TWO

3.04m x 2.99m (10'0" x 9'10")

Fitted wardrobes with sliding doors. Radiator.



Upvc Patio Doors to:

CONSERVATORY

5.23m x 2.15m (14'2" x 7'1")

Laminated floor. Radiator. Upvc double glazed windows. **Upvc patio doors to rear garden.**

