



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.

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8 CHEVIN DRIVE, FILEY YO14 0DH



Freehold £299,000

FEATURES

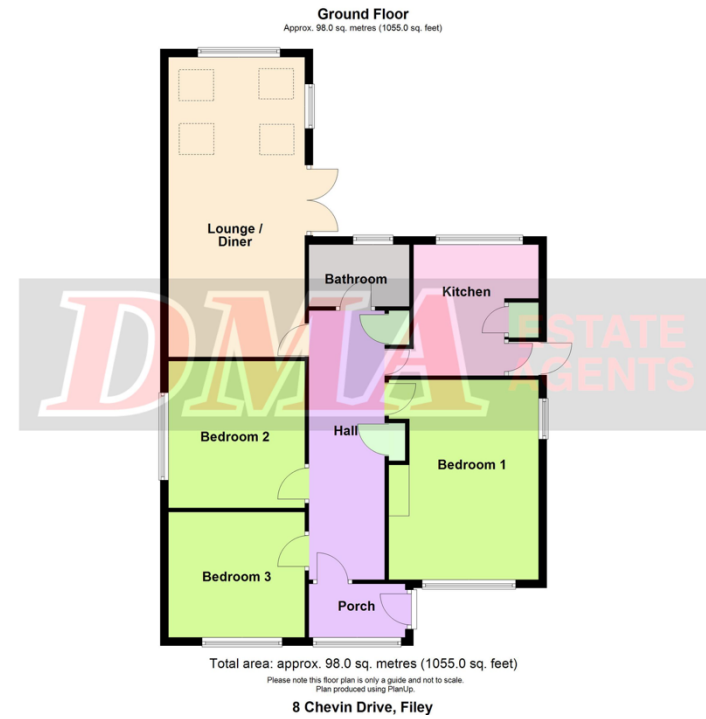
- * Three bedroom extended detached bungalow.
- * Located on the very popular Wharfedale estate.
- * Built in the 1960's by 'Northern Ideal Homes'.
- * Gas central heating.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * Large extended rear living area with 'Velux' windows.
- * Drive to garage.
- * Good size enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Porch. Entrance Hall. Lounge / Diner. Kitchen. Three Bedrooms. Bathroom.
OUTSIDE:	Front garden. Drive to garage. Large enclosed rear garden.

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



OUTSIDE:

Front garden. Drive to **GARAGE** 4.92m x 2.38m (16'2" x 7'10") with electric light and power. Good size enclosed rear garden with two decked areas. **SHED.**



Council Tax Band **D.**

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 right onto Wharfedale bearing left at the junction with Cawthorne Crescent. Chevin Drive is the third turning on the right and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

8 CHEVIN DRIVE, FILEY

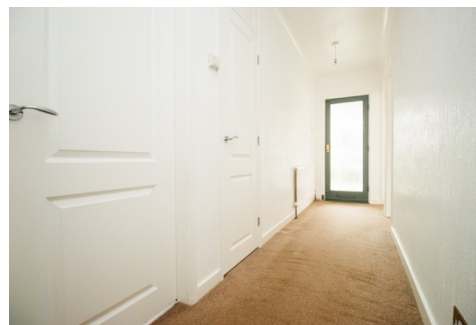
Upvc Front Door to:

ENTRANCE PORCH



ENTRANCE HALL

Built-in cupboard. Coats cupboard. Radiator.



BEDROOM ONE 5.02m x 3.68m (16'6" x 12'1")

Two radiators. Upvc double glazed windows to the front and side.



KITCHEN

3.35m x 3.20m (11'4" x 10'6")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern base units with worktops over. Matching wall cupboards. Induction hob with stainless steel extractor hood over. Built-in electric oven. Pantry. Provision for 'fridge / freezer and slimline dishwasher. Plumbing for automatic washing machine. Upvc double glazed window. **Rear door.**



BATHROOM

2.46m x 1.70m (8'1" x 5'7")

Bath with shower over and screen. Handbasin and wc in vanity unit. Chrome towel ladder radiator. Part tiled walls. Upvc double glazed window.



LOUNGE / DINER

7.34m x 3.35m (24'1" x 11'0")

Two radiator. Spotlights. Two upvc double glazed windows. Four 'Velux' windows. **Upvc double glazed patio doors to the garden.**



BEDROOM TWO

3.65m x 2.99m (12'0" x 9'10")

Radiator. Upvc double glazed window.



BEDROOM THREE

3.65m x 3.65m (12'0" x 12'0")

Radiator. Upvc double glazed window.



/ continued over