

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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SALES

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COMMERCIAL
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Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

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ESTATE
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25 DOVECOT CLOSE, GRISTHORPE YO14 9PY



Freehold £265,000

FEATURES

- * Stone built spacious three bedroom detached bungalow.
- * Located in a cul-de-sac in this popular village close to Filey and Scarborough.
- * Gas central heating via 'Rayburn Nouvelle' range oven to radiators and domestic hot water.
- * Upvc double glazed windows.
- * Good size gardens to the front and rear.
- * Long drive to brick and tiled garage.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Lounge. Kitchen.
Three Bedrooms. Bathroom. Rear Porch.
OUTSIDE: Front garden. Drive to detached garage.
Enclosed rear garden.

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



Council Tax Band D.

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

DIRECTIONS:

Take the Scarborough road out of Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. Follow the road into the village passing the Bull Inn on your right. Dovecot Close is the last turning on the right as you leave the village and the property is located almost immediately on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

OUTSIDE:

Front garden. Concrete drive to brick and rendered **GARAGE** with pantile roof and electric door. Brick and rendered **STORE** to rear of garage. Enclosed rear garden with lawn and borders. **SHED**.



Upvc Front Door to:

ENTRANCE HALL

Coats cupboard. Two radiators.
Loft access.



LOUNGE
4.69m x 3.75m (15'5" x 12'4")

'Living Flame' gas fire in stone surround. Tiled hearth. Two radiators. Upvc double glazed window to the side and upvc double glazed bow window to the front.



BEDROOM ONE

3.30m x 3.17m (10'0" x 10'5")

Radiator. Upvc double glazed window.



BATHROOM

Bath with shower attachment. Handbasin and wc. Tiled walls. Radiator. Two upvc double glazed windows.



BEDROOM TWO

3.14m x 2.43m (10'4" x 8'0")

Radiator. Upvc double glazed window.



KITCHEN

3.42m x 3.20m (11'3" x 10'6")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric hob. 'Rayburn Nouvelle' range oven providing central heating and hot water. Integrated 'fridge / freezer. Upvc double glazed window.



BEDROOM THREE

3.12m x 3.02m (10'3" x 9'11")

Radiator. Upvc double glazed window.



Upvc Door to:

REAR PORCH

Upvc double glazed windows. *Upvc door to rear garden.*