



**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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



36 CAWTHORNE CRESCENT, FILEY YO14 0DA



**Freehold**  
**Offers over £350,000**

### FEATURES

- \* Three bedroom detached dormer bungalow.
- \* Built in the mid 2000's by David Wilson Homes.
- \* **Stunning views of Filey 'Dams' nature reserve.**
- \* Gas central heating.
- \* Upvc double glazing (new).
- \* Modern dining kitchen and bathrooms.
- \* Ensuite shower room to master bedroom.
- \* Downstairs cloakroom.
- \* Integral garage with new electric roller door.
- \* Gardens to the front, rear with views.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Separate WC. Lounge. Large Dining Kitchen. Bedroom.

FIRST FLOOR: Master Bedroom with ensuite Shower Room. Further Bedroom with Dressing Room. Bathroom.

OUTSIDE: Front and rear garden. Drive to integral garage.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



**Front Door to:**

**ENTRANCE HALL**

Understairs cupboard. Shoe storage cupboard. Luxury vinyl flooring. Radiator. **Access to Garage.**



**SEPARATE WC**  
**1.16m x 1.47m (3'10" x 4'10")**

Handbasin in vanity unit and wc. Built-in wall cupboards. Tall cupboard. Luxury vinyl flooring. Radiator.

**LOUNGE**

**5.49m x 3.30m (18'0" x 10'10")**

Electric fire point. Luxury vinyl flooring. Two radiators. Upvc double glazed bay window.



## LARGE DINING KITCHEN

5.28m x 3.18m (17'4" x 10'5")

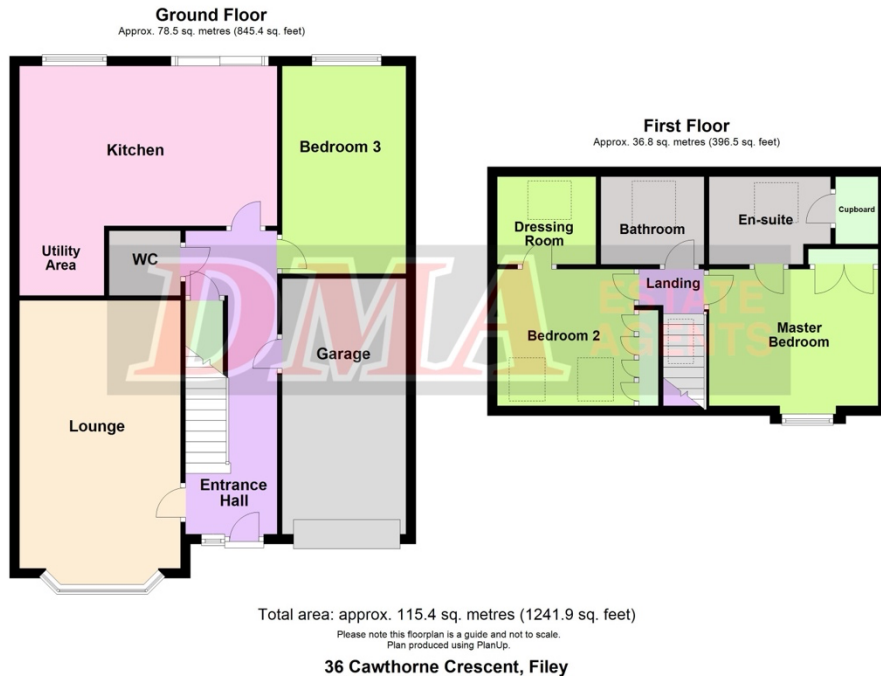
Inset square stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Cupboard housing gas central heating boiler. Induction hob with extractor hood over. Built-in electric oven. Space for tall 'fridge / freezer. Two radiators. Luxury vinyl flooring. Upvc double glazed windows. **Upvc double glazed patio doors to garden with views of Filey 'Dams' nature reserve.**



## RECESSED UTILITY AREA

Wall units. Tall larder cupboard. Plumbing for automatic washing machine and dishwasher with worktop over.

### Floor Plan:



**Council Tax Band** D.

### DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Turn left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first turning right onto Wharfedale and Cawthorne Crescent is the second turning on the right as Wharfedale veers to the left. The property is located towards the end of the road on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

### BEDROOM THREE

**4.24m x 2.59m (13'11" x 8'6")**

Luxury vinyl flooring. Radiator. **Upvc double glazed sliding doors to garden with views of Filey 'Dams' nature reserve.**



### FIRST FLOOR:

#### LANDNG

'Velux' window.

#### MASTER BEDROOM

**3.55m x 3.38m (11'8" x 11'1")**

Built-in wardrobe. Eaves storage. Radiator. Upvc double glazed dormer window.

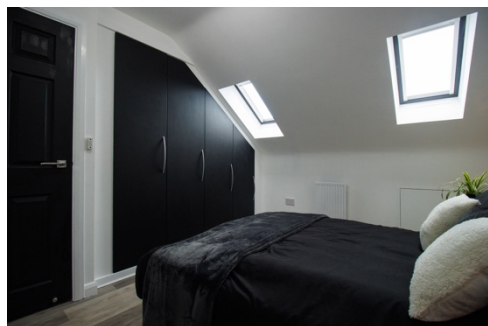


#### ENSUITE

Shower cubicle with mixer shower. Handbasin in vanity unit and wc. Radiator. 'Velux' window.

**BEDROOM TWO**  
**3.35m x 2.79m** (11'0" x 9'2")

Fitted wardrobes. Eaves storage.  
Radiator. Two 'Velux' windows.  
**Access to loft.**



**DRESSING ROOM / WALK-IN WARDROBE**

**2.03m x 1.75m** (6'8" x 5'9")

Hanging rail and shelving. Radiator. 'Velux' window.



**BATHROOM**  
**1.80m x 2.51m** (5'11" x 8'3")

Bath. Handbasin in vanity unit and wc. Radiator. 'Velux' window.

**OUTSIDE:**

Front garden. Drive to integral **GARAGE 2.54m x 5.23m** (8'4" x 17'2") with light, power and electric roller door (new). **Rear garden with excellent views over Filey's 'Dams' nature reserve** offering a private space ideal for nature lovers, bird watchers and for those looking for peace and relaxation. **GREENHOUSE** with a grape vine.

