



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
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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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3 CAWTHORNE CRESCENT, FILEY YO14 0DA



Freehold £310,000

FEATURES

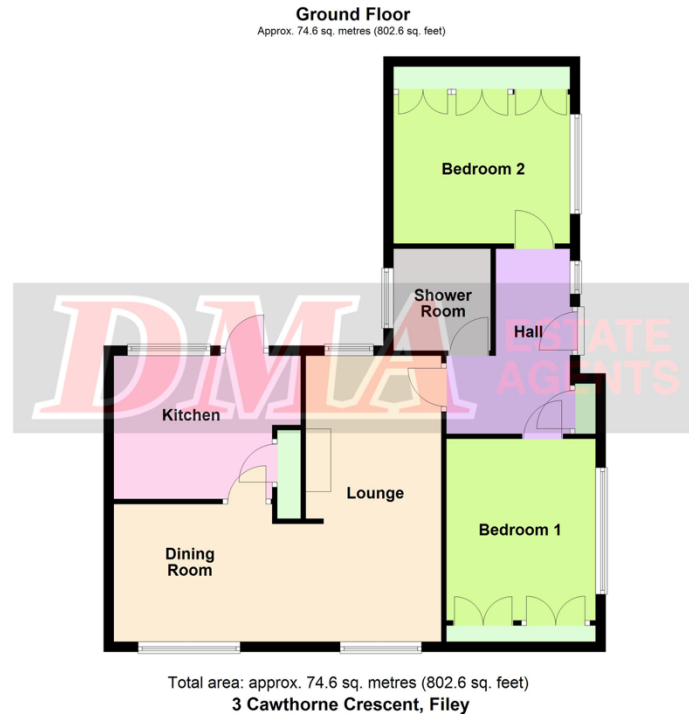
- * Corner sited two bedroom detached bungalow.
- * Located on the very popular and much sought after Wharfedale estate close to Filey's town centre, train and bus stations.
- * Built by Northern Ideal Homes in the mid 1960's.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Dining room.
- * Integral garage.
- * Car Port to the side with potential space for a caravan or boat.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Entrance Hall. Lounge opening to Dining Room. Kitchen. Two double Bedrooms. Shower Room.
OUTSIDE:	Gardens front, side and rear. Drive to attached garage and car port.

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



3 Cawthorne Crescent, Filey - continued

OUTSIDE:

Good size corner gardens. Drive to **ATTACHED GARAGE** housing central heating boiler **5.53m x 2.48m** (18'2" x 8'2") with electric light and power. **ELECTRIC CHARGING POINT. CAR PORT** to the side. Space for a caravan or boat. Enclosed rear garden. **TIMBER SHED. BRICK STORE.**



Council Tax Band

C.

DIRECTIONS:

From the DMA office turn left and follow the one-way system round onto Belle Vue Crescent. Turn left onto Station Avenue and go straight across the roundabout and over the railway crossing onto Muston Road. Take the first right onto Wharfedale and Cawthorne Crescent is the second turning on the right as Wharfedale veers to the left. The property is located on the right hand side on the corner of Whiston Drive.

Viewing strictly by appointment only through DMA Estate Agent

New Upvc Front Door to:

ENTRANCE HALL

Radiator.



LOUNGE

5.18m x 3.27m (17'1" x 10'9")

Living flame gas fire in mahogany style surround with granite look back and hearth. New radiator. New upvc double glazed window.



Opening to:

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DINING ROOM

3.14m x 2.74m (10'4" x 9'0")

New radiator. New wide upvc double glazed window.



BEDROOM ONE

3.60m x 2.84m (11'10" x 9'4")

Fitted wardrobes and dressing table. Radiator. Upvc double glazed window.



BEDROOM TWO

3.58m x 2.97m (11'9" x 9'9")

Fitted wardrobes. Radiator. Upvc double glazed window.



KITCHEN

3.15m x 2.84m (10'4" x 9'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Plumbing for automatic washing machine. Broom cupboard. Upvc double glazed window. **Upvc rear door.**



SHOWER ROOM

Corner shower cubicle with electric shower. Handbasin and wc. Tiled walls. 'Dimplex' wall heater. Upvc double glazed window. **Loft access.**

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