



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



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DMA

ESTATE AGENTS



14 BAY CRESCENT, FILEY YO14 0AP



Freehold £380,000

FEATURES

- * Three bedroom detached modern bungalow.
- * Built by Persimmon Homes in the early 2000s.
- * Located in a quiet cul-de-sac.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Conservatory.
- * Gardens front and rear.
- * Double garage.
- * **Sold with no onward chain.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Door to Entrance Hall. Breakfast Kitchen. Utility Room. Living Room / Dining Room. Lounge. Three Bedrooms one with Ensuite Shower Room. Bathroom. Conservatory. Two Bedrooms. Shower Room.

OUTSIDE: Gardens Front and Rear. Drive to double Garage.

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14 BAY CRESCENT, FILEY

Upvc Front Door to:

ENTRANCE HALL

Radiator. Two built-in cupboards. **Loft access.**



BREAKFAST KITCHEN

3.66m x 2.95m (12'0" x 9'8")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor over. Built-in eye level double oven. Integrated 'fridge / freezer and dishwasher. Radiator. Tiled floor. Two upvc double glazed windows.



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UTILITY ROOM

1.73m x 2.49m (5'8" x 8'2")

Inset stainless steel sink and drainer. Base cupboard with worktop over. Plumbing for automatic washing machine. Gas central heating combination boiler. Upvc double glazed window. **Rear door to garden.**



LIVING ROOM

3.35m x 3.71m (11'0" x 12'2")

Radiator. Upvc double glazed patio doors.

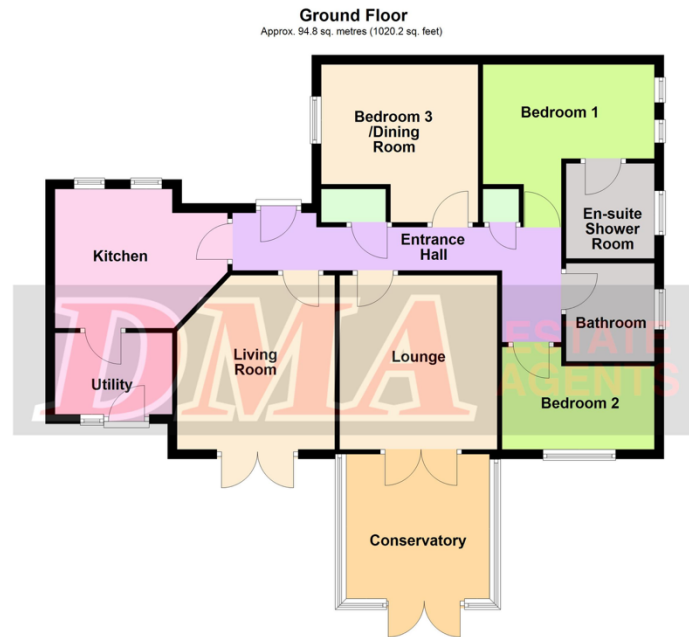
LOUNGE

2.36m x 1.65m (7'9" x 5'5")

Electric fire in attractive marble surround. Radiator. **Upvc patio doors to:**



Floor Plan:



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

14 Bay Crescent, Filey

Council Tax Band C.

DIRECTIONS:

Turn left from the DMA office and follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing. Take the first turning on the left onto Clarence Drive and follow the road round. Turn right onto Padbury Avenue (the Infants School is on your left) at the roundabout bear left onto Brigg Road. Bay Crescent is the first turning on the left. Continue along Bay Crescent bearing right and the property is located at the top left hand corner of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents



CONSERVATORY
2.36m x 1.65m (7'9" x 5'5")



Electric heater. Upvc double glazed windows. **Upvc patio doors to the garden.**



BEDROOM THREE / DINING ROOM
3.35m x 2.62m (11'0" x 8'7")

Radiator. Upvc double glazed window.

ENSUITE SHOWER ROOM
1.96m x 1.91m (6'5" x 6'3")

Shower cubicle. Handbasin and wc. Fully tiled floor and walls. Radiator. Upvc double glazed window.



BEDROOM TWO
3.05m x 2.77m (10'0" x 9'1")

Fitted wardrobes. Radiator. Upvc double glazed window.

14 Bay Crescent, Filey - continued

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BEDROOM ONE 3.96m x 3.23m (13'0" x 10'7")

Fitted wardrobes with central dressing table and boxtop cupboards above. Radiator. Two upvc double glazed windows.



BATHROOM
2.08m x 1.96m (6'10" x 6'5")

Bath, handbasin and wc. Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to double **GARAGE with roller door 5.00m x 5.05m (16'5" x 16'7")** with light and power. Enclosed rear garden.





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