



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



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13 KNIPE POINT DRIVE, OSGODBY YO11 3JT



Leasehold £155,000
(Share of the Freehold)

FEATURES

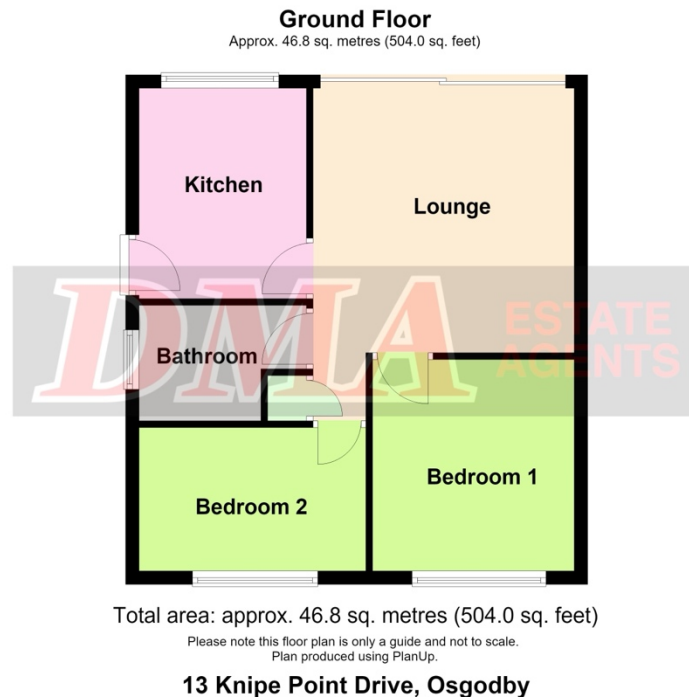
- * Two bedroom semi-detached bungalow with fabulous sea views.
- * **Sold fully furnished.**
- * Upvc double glazing.
- * Electric heating.
- * Patio area.
- * **Suitable for cash buyers only.**
- * Parking space.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Kitchen. Lounge. Two Bedrooms. Bathroom.
OUTSIDE:	Large patio area. Allocated parking space.

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Floor Plan:



13 KNIPE POINT DRIVE, OSGODBY

Upvc Side Door to:

KITCHEN

3.14m x 2.48m (10'4" x 8'2")

Inset white sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric hob with cooker hood over. Built-in oven. Plumbing for automatic washing machine. Laminate flooring. Electric night storage heater. **Upvc double glazed window with sea views.**



LOUNGE

4.57m x 3.91m (15'0" x 12'10")

Wall mounted electric fire. Electric night storage heater. Laminate flooring. **Triple upvc double glazed sliding patio doors with sea views.**



/ continued over

BEDROOM ONE

3.07m x 2.97m (10'1" x 9'9")

Electric night storage heater. Laminate flooring. Upvc double glazed window.



BEDROOM TWO

3.37m x 2.38m (11'1" x 7'10")

Electric night storage heater. Laminate flooring. Upvc double glazed window.



BATHROOM

2.51 m x 1.72m (8'3" x 5'8")

Bath with electric 'Mira' shower over and screen. Handbasin and wc. Extractor fan. Laminate flooring. 'Dimplex' wall heater. Upvc double glazed window.

OUTSIDE:

Large paved patio area. Allocated parking space.



TENURE:

Share of Freehold

Leasehold

Maintenance:

999 years from 1980.

Approx £650 pa including ground rent.

Council Tax Band

A.

DIRECTIONS:

Take the A165 from Filey towards Scarborough. Follow the road and at the third roundabout take the second exit onto Filey Road. Turn left onto Knipe Point Drive and the property is located near the end of the road on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents