

## 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.  
**Gavin Ashley Mansfield ATTON** MNAEA / DEA. **Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

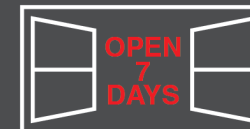
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# DMA

ESTATE  
AGENTS



**PLOT 1, COXSWAIN CLOSE, FILEY YO14 0AD**



**Freehold £325,000**

### FEATURES

- \* **New build**
- \* **Two / three bedroom detached bungalow.**
- \* Approximately 120 square metres.
- \* Located at the head of a cul-de-sac.
- \* **Open plan living kitchen.**
- \* Gas central heating.
- \* Upvc double glazing.
- \* Rear garden.
- \* Parking for two cars.
- \* **EV charging point.**
- \* **Please enquire for further details.**

### ACCOMMODATION IN BRIEF

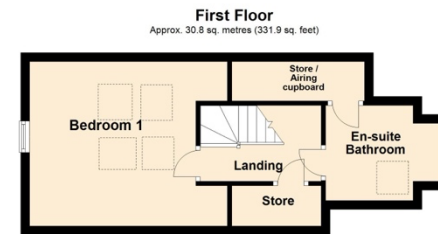
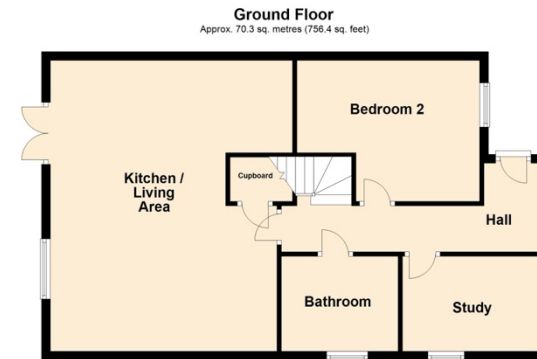
GROUND FLOOR: Composite Front Door to Hall. Study / Bedroom.  
Bathroom. Living Kitchen. Bedroom.

FIRST FLOOR: Master Bedroom with ensuite.

OUTSIDE: Rear garden. Parking for two cars.

**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)

**FLOOR PLAN:**



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

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

**Plot 1, Coxwain Close, Filey**

Plot 1, Coxswain Close, Filey - continued



#### DIRECTIONS:

From the DMA office 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 just before the Infants School bearing slightly left at the roundabout onto Seadale Gardens. Take the first turning on the right into Coxswain Close. The property is located at the head of the cul-de-sac.

PLOT 1, COXSWAIN CLOSE, FILEY

**\*\* INTERNAL PICTURES TAKEN FROM PLOT 2 FOR GUIDE PURPOSE ONLY. \*\***

#### **Composite Front Door to:**

#### **ENTRANCE HALL**

Upvc double glazed window.

#### **LIVING KITCHEN**

**5.50m x 6.5m (18'0" x 21'4")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Five ring induction hob with extractor hood above. Built-in eye-level double oven. Integrated dishwasher, washing machine and 'fridge / freezer. Inset spotlights. Built-in understairs cupboard. Cupboard housing gas central heating boiler. Inset spotlights. Laminate floor. Two radiators. Upvc double glazed window. **Upvc French doors to garden.**



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

/ continued over

**BEDROOM TWO**

**3.19m x 4.12m (10'5" x 13'5")**

Radiator. Upvc double glazed window.



**STUDY / BEDROOM THREE**

**3.41m x 2.16m (11'2" x 7'10")**

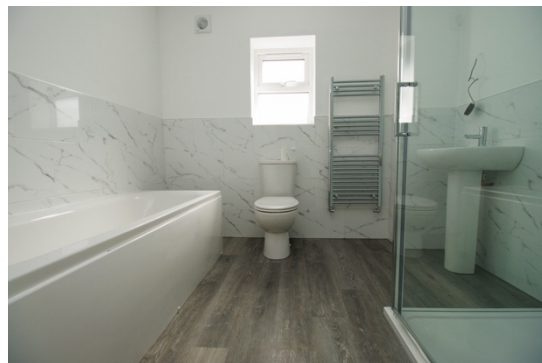
Inset spotlights. Radiator. Two upvc double glazed windows.



**BATHROOM**

**2.65m x 2.16m (8'7" x 7'10")**

Shower cubicle with mixer shower. Bath, handbasin and wc. Chrome ladder towel rail. Laminate floor. Extractor fan. Upvc double glazed window.



**FIRST FLOOR:**

**LANDING**

Storage cupboard.

**MASTER BEDROOM**

**3.72m x 4.65m (12'2" x 15'3")**

Inset spotlights. Radiator. Upvc double glazed window. Four 'Velux' windows.



**ENSUITE**

**2.82m x 2.14m (9'3" x 7'0")**

Shower cubicle with mixer shower. Handbasin and wc. Extractor fan. 'Velux' window. Storage cupboard.

**OUTSIDE:**

Rear garden. Parking for two cars. **EV charging point.**

