

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.*

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Proprietors: **David Mansfield ATTON FNAEA.**
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www.dmaestateagents.co.uk

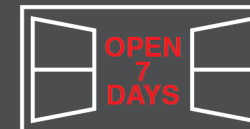
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14 COXSWAIN CLOSE, FILEY YO14 0AD



Freehold £325,000

FEATURES

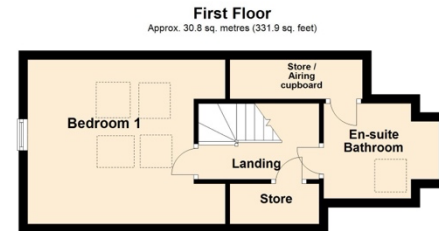
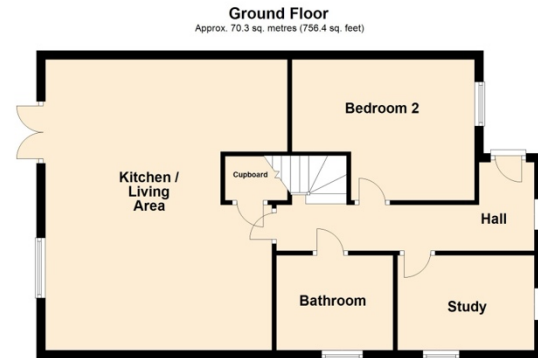
- * **New build.**
- * **Two / three bedroom detached bungalow.**
- * Approximately 120 square metres.
- * Located at the head of a cul-de-sac.
- * **Open plan living kitchen.**
- * Gas central heating.
- * Upvc double glazing.
- * Rear garden.
- * Parking for two cars.
- * **EV charging point.**
- * **EPC Rating: B.**
- * **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
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FLOOR PLAN:



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

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

14 Coxswain Close, Filey

14 Coxswain Close, Filey - continued

ENSUITE

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

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



OUTSIDE:

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



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.

Viewing strictly by appointment only through DMA Estate Agents

14 COXSWAIN CLOSE, FILEY

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.**



/ 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.

