

## 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)

ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE  
AGENTS



5 REDCLIFF CLOSE, OSGODBY YO11 3RG



Freehold £225,000

### FEATURES

- \* Three bedroom detached bungalow.
- \* Located in the sought after area of Osgodby.
- \* Gas central heating in radiators.
- \* Upvc double glazed windows.
- \* Cavity wall insulation.
- \* Conservatory to the rear.
- \* Drive to garage.
- \* Gardens front and rear.
- \* **EPC Rating: D.**
- \* Viewing recommended.

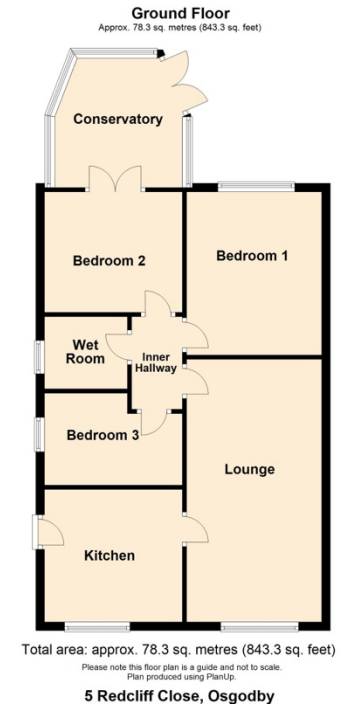
### ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Kitchen. Lounge. Inner Hall. Three Bedrooms. Wet Room. Conservatory.

OUTSIDE: Gardens front and rear. Drive to garage.

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:***





**Upvc Side Door to:**

**KITCHEN**

**3.20m x 3.07m (10'6" x 10'1")**

Inset stainless steel sink and drainer. Oak finish base cupboards. Wall cupboards. Inset gas hob. Built-in oven. Extractor fan above. Plumbing for automatic washing machine. Provision for 'fridge freezer. Radiator. Upvc double glazed window.



**Council Tax Band** C.

**LOCATION:**

Osgodby is a borough of Scarborough. It is approximately 3 miles south of Scarborough and 6 miles south along the coastal road to Filey.

**DIRECTIONS:**

From the DMA office take the A165 road to Scarborough. Continue along the A165 and at the park and ride roundabout take the first exit onto Eastway. Turn left at the traffic lights onto Priory Place. Turn left onto Osgodby Lane and take first right onto Rimmington Lane. Redcliffe Close is third road on your right. The property is located on the corner of Rimmington Lane and Redcliff Close.

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



**LOUNGE**

**6.09m x 3.12m (20'0" x 10'3")**

Electric fire in surround. Two radiators. Upvc double glazed window.



**BEDROOM ONE**

**3.78m x 3.20m** (12'5" x 10'6")

Radiator. Upvc double glazed window.



**BEDROOM TWO**

**3.09m x 3.20m** (10'2" x 10'6")

Radiator.



*Upvc Sliding Door to:*

**CONSERVATORY**

**2.99m x 2.97m** (9'10" x 9'9")

Radiator. Upvc double glazed windows. *Patio doors to rear garden.*



**WET ROOM**

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



**BEDROOM THREE**

**3.20m x 2.13m** (10'6" x 7'0")

Cupboard housing gas combination boiler. Fitted cupboard. Radiator. Upvc double glazed window.

**OUTSIDE:**

Front garden. Drive to **GARAGE** with light and power. Long rear garden. **SHED.**

