

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.
Samantha ADDISON

www.dmaestateagents.co.uk
ESTABLISHED 1992



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8 CORMORANT CLOSE, FILEY YO14 0ED



Freehold OIEO £395,000

FEATURES

- * Four bedroom detached house.
- * Located in a cul-de-sac.
- * Built by David Wilson Homes in 2006.
- * Gas central heating.
- * Upvc double glazing.
- * Large dining kitchen.
- * Ensuite to Master Bedroom.
- * Sun room.
- * Garage.
- * Well maintained enclosed garden with decking area.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to entrance Hall. Lounge. Cloakroom. Dining Kitchen. Sun Room.
FIRST FLOOR:	Four bedrooms. Bathroom. Ensuite to Master Bedroom.
OUTSIDE:	Front forecourt. Drive to garage. Rear garden.

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8 CORMORANT CLOSE, FILEY

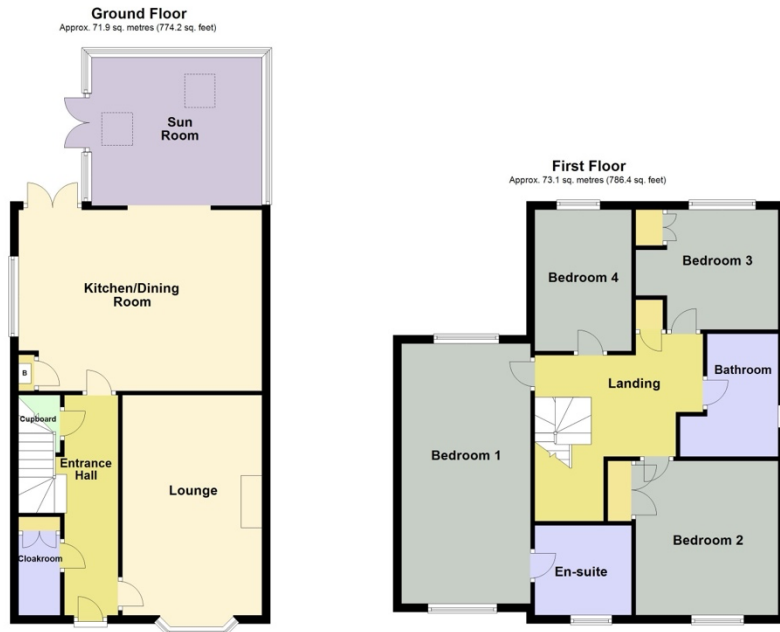
Composite Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



Floor Plan:



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)

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

8 Cormorant Close, Filey

CLOAKROOM

Handbasin and wc. Radiator.
Built-in cupboard.



LOUNGE

5.28m x 3.35m (17'4" x 11'0")

Feature log effect electric fire. Two radiators. Upvc double glazed bay window.



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DINING KITCHEN

5.84m x 4.34m (19'2" x 14'3")

Inset black sink, vegetable sink and drainer. High gloss base cupboards with wooden worktops over. Matching wall units. Range style cooker with gas hob and electric stove oven. Extractor hood above. Integrated 'fridge freezer and dishwasher. Cupboard housing integrated washing machine and gas combination boiler. Feature gas stove effect. Upvc double glazed window. *Upvc double doors to the garden.*



Council Tax Band E.

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 onto Muston Road. Take the first right onto Wharfedale and continue onto Cawthorne Crescent which is the second turning on the right as Wharfedale veers to the left. Continue to the end of Cawthorne Crescent onto Pasture Crescent. Cormorant Close is the second turning on the left. Follow the road round to the left and the property is located straight ahead.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM

2.51m x 1.82m (8'3" x 6'0")

Walk-in shower cubicle. Bath, handbasin and wc in vanity unit. Fully tiled walls. Chrome ladder radiator. Upvc double glazed window.



OUTSIDE:

Front forecourt. Drive to **GARAGE 2.87m x 6.24m (9'5" x 20'6")** with electric roller door and light and power. Large decked area. Outdoor electric socket and tap. Pagoda area behind garage. Rear garden.



SOUTH FACING SUN ROOM

4.08m x 3.55m (13'5" x 11'8")

Two radiators. Spotlights. Upvc double glazed windows. Two 'velux' windows. *Upvc double doors to the garden.*



FIRST FLOOR:

LANDING

Built-in cupboard housing the hot water tank. Radiator. *Loft access with pull down ladder, fully boarded.*



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MASTER BEDROOM

3.09m x 5.58m (10'2" x 18'4")

Bespoke fitted wardrobes and drawers. **Loft access.** Two radiators. Two upvc double glazed windows.



ENSUITE SHOWER ROOM

Walk-in shower. Handbasin in vanity unit and wc. Heated towel rail. Upvc double glazed window.



BEDROOM TWO

3.25m x 3.70m (10'8" x 12'2")

Built-in cupboards. Radiator. **Upvc double glazed window with views.**



BEDROOM THREE

2.87m x 3.42m (9'5" x 11'3")

Fitted cupboard. Radiator. Upvc double glazed window.



BEDROOM FOUR

3.30m x 1.82m (10'10" x 6'0")

Fitted wardrobes and drawers. Radiator. Upvc double glazed window.



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