



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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2 CHANTRY GARDENS, FILEY YO14 9FB



Freehold £330,000

FEATURES

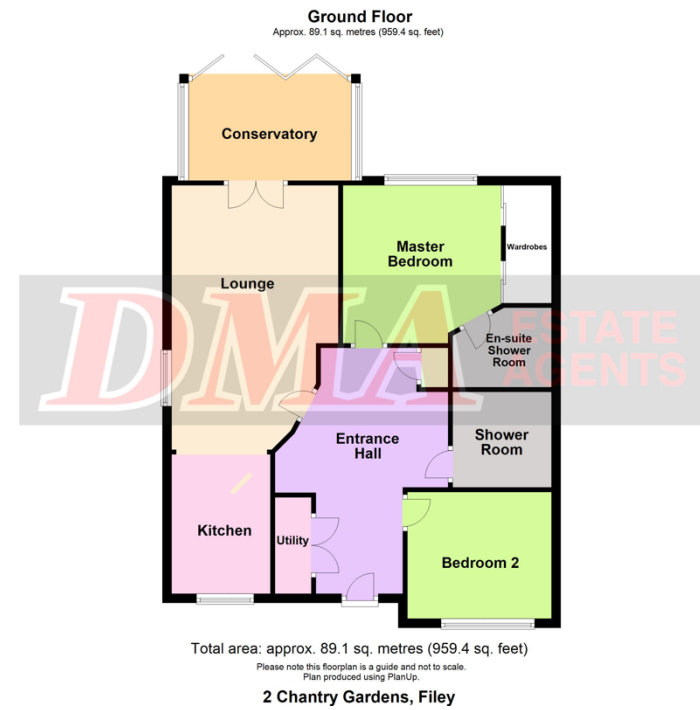
- * Two bedroom semi-detached bungalow.
- * Situated in an over 55's retirement complex built by McCarthy and Stone.
- * Gated development.
- * House manager.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Ensuite shower room to master bedroom.
- * Conservatory.
- * Enclosed private rear garden.
- * Parking space.
- * **EPC Rating: B.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Entrance Hall. Lounge. Kitchen.
OUTSIDE:	Two Bedrooms. Ensuite Shower Room. Conservatory.
	Large rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



OUTSIDE:

Front garden. Well enclosed private rear garden, with artificial grass. **SHED**. Parking space.



TENURE:

Service Charge - £1,774.78 per annum – *which includes: cleaning and general maintenance of the private roadways, street lighting, mowing of front lawns, window cleaning, a contribution to communal garden maintenance, a contingency fund for the freehold bungalows, 24 call system and the house manager.*

Council Tax Band **C.**

LOCATION

The development comprises 20 freehold bungalows and the Brigg Court apartments, as well as landscaped communal gardens. Within Brigg Court is a Homeowners' Lounge, which affords the opportunity for bungalow owners to partake in the social activities taking place within the community. There is a guest suite within Brigg Court for visitors who wish to stay (additional charges apply).

DIRECTIONS:

Take the road to Scarborough out of Filey. Turn right at the large roundabout onto Church Cliff Drive bearing left as the road forks. The entrance to the development is located on the left hand side just before the Country Park.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Large utility cupboard housing automatic washing machine, tumble dryer and gas central heating boiler. Two built-in coat cupboards.



LOUNGE 2.74m x 2.74m (9'0" x 9'0")

Radiator. Tiled floor. Upvc double glazed window. ***Upvc patio doors to the Conservatory.***



Opening to:

KITCHEN

3.04m x 2.15m (10'1" x 7'1")

Inset black sink and drainer. Base cupboards with worktops over. Matching wall units. Electric hob with extractor hood above. Built-in oven. Integrated tall 'fridge / freezer and dishwasher. Upvc double glazed window.



ENSUITE SHOWER ROOM

Shower cubicle with mixer shower. Handbasin in vanity unit and close coupled smart bidet shower toilet in concealed cistern.



CONSERVATORY

3.55m x 2.13m (11'8" x 8'0")

Tiled floor. Upvc double glazed windows. Upvc bi-fold doors.



BEDROOM TWO

3.14m x 2.74m (10'4" x 9'0")

Fitted wardrobe. Radiator. Upvc double glazed window.

BEDROOM ONE

3.45m x 3.45m (11'4" x 11'4")

Built-in wardrobes. Radiator. Upvc double glazed window.



SHOWER ROOM

2.10m x 2.0m (6'11" x 6'7")

Large walk-in shower cubicle with mixer shower. Handbasin in vanity unit and wc in concealed cistern. Tiled walls and floor. Chrome ladder radiator.

