



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.
Samantha ADDISON
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



23 GROVEHILL ROAD, FILEY YO14 9PY



Freehold £325,000

FEATURES

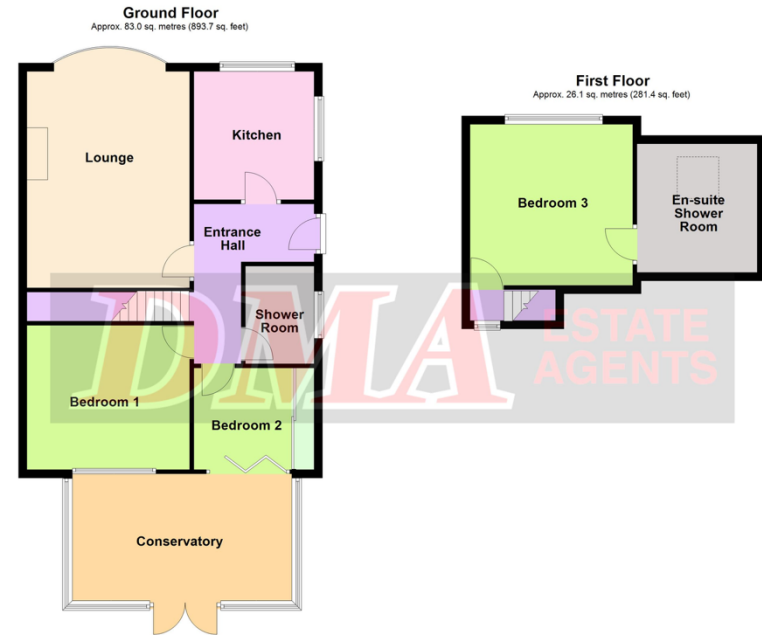
- * Three bedroom semi-detached dormer bungalow.
- * Situated on the popular Country Park estate and convenient for Parish Woods.
- * Built to a high standard by 'Wares' in the mid 1960's.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Large conservatory.
- * Modern kitchen.
- * Shower room and ensuite shower room.
- * Enclosed rear garden.
- * Drive to large single garage.
- * **Sold with no onward chain.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Door to Entrance Hall. Kitchen. Lounge. Conservatory.
Two Bedrooms. Shower Room.
FIRST FLOOR: Bedroom. Ensuite Shower Room.
OUTSIDE: Front garden. Drive to garage. Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 109.2 sq. metres (1175.1 sq. feet)

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

23 Grove Hill Road, Filey

ENSUITE SHOWER ROOM

3.10m x 2.87m (10'2" x 9'5")

Shower cubicle. Handbasin and wc. Eaves storage housing hot water tank. Tiled floor. Chrome ladder radiator. Radiator. 'Velux' window.



OUTSIDE:

Front garden. Drive to large single **GARAGE (6.63m x 3.05m (21'9" x 10'0")) with light and power.** Enclosed rear garden.



Council Tax Band **C.**

DIRECTIONS:

From the DMA office proceed out of Filey towards Scarborough on Scarborough Road. Grove Hill Road is the first turning on the right and the property is located on the left-hand side.

Upvc Door to:

ENTRANCE HALL

Radiator. Inset spotlights.



KITCHEN

3.07m x 2.90m (10'1" x 9'6")

Inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Gas hob with stainless steel extractor hood above. Built-in oven. Integrated 'fridge / freezer and dishwasher. Chrome ladder radiator. Two upvc double glazed windows.



LOUNGE

5.21m x 3.91m (17'1" x 12'10")

'Living flame' gas fire. Wall lights. Radiator. Upvc double glazed bow window.



SHOWER ROOM

2.36m x 1.65m (7'9" x 5'5")

Shower cubicle. Handbasin and wc in vanity unit. Fully tiled floor and walls. Towel radiator. Upvc double glazed window.



BEDROOM TWO

2.60m x 2.44m (8'6" x 8'0")

Built-in wardrobes with sliding mirror doors. Plumbing for automatic washing machine. Radiator. **Bi-folding doors to:**



CONSERVATORY

4.80m x 3.05m (15'9" x 10'0")

Radiator. Inset spotlights. Tiled floor. Upvc double glazed windows. **Upvc patio doors to the garden.**



BEDROOM ONE

3.48m x 5.08m (11'5" x 16'8")

Radiator. Upvc double glazed window.



FIRST FLOOR:



BEDROOM THREE

4.17m x 3.68m (13'8" x 12'1")

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