



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



DMA ESTATE AGENTS

Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

COMMERCIAL



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



9 CEDAR GROVE, FILEY YO14 9NX



Freehold £249,950

FEATURES

- * Three bedroom detached bungalow.
- * Located in a cul-de-sac on the Country Park estate.
- * Built by Northern Ideal Homes in the mid 1970's.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Upvc fascias and soffits.
- * Cavity wall insulation.
- * Conservatory.
- * Block paved drive to garage.
- * Gardens to the front, side and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

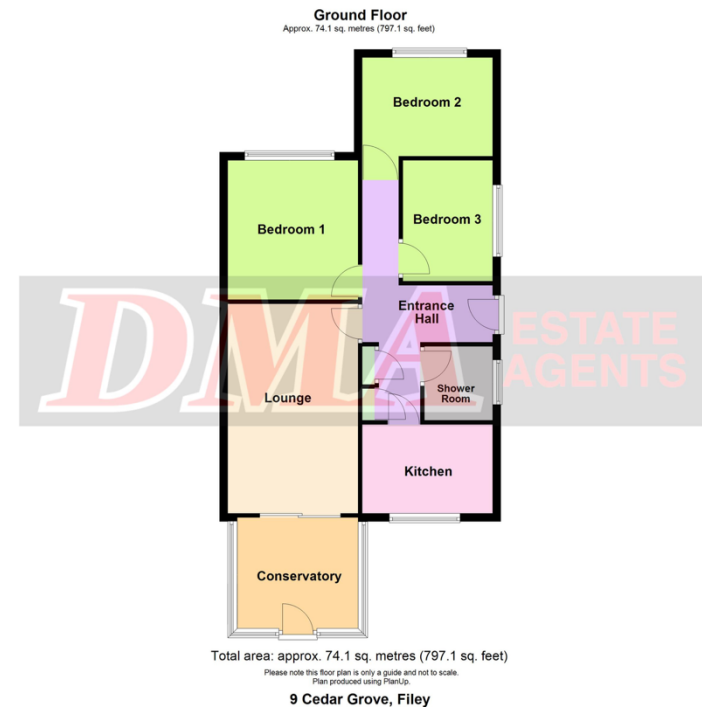
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Kitchen. Three Bedrooms. Shower Room.

OUTSIDE: Gardens to front, side and rear. Drive to garage.

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



OUTSIDE:

Gardens to the front, side and rear. Blocked paved drive to sectional concrete GARAGE.



Council Tax Band C.

DIRECTIONS:

From the DMA office take the Scarborough Road out of Filey. Take the last turn on the right as you are leaving Filey into Sycamore Avenue. Turn right again onto Thorn Tree Avenue and then first left onto Cedar Grove. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door to:

ENTRANCE HALL

Cupboard housing gas central heating boiler. Airing cupboard. Radiator.



KITCHEN

3.25m x 2.20m (10'8" x 7'3")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in oven and hob with stainless steel extractor hood over. Plumbing for automatic washing machine. Radiator. Upvc double glazed window. **Upvc double glazed door.**



SHOWER ROOM

1.82m x 1.70m (6'0" x 5'7")

Large walk-in shower cubicle with screen. Handbasin and wc. Radiator. Upvc double glazed window.

LOUNGE
5.18m x 3.22m (17'0" x 10'7")

Feature gas fire in marble surround. Wall lights. Two radiators.



French Sliding Doors to:



CONSERVATORY
3.02m x 2.74m (9'11" x 9'0")

Radiator. Upvc double glazed windows. **Upvc double glazed door to garden.**

BEDROOM ONE **3.45m x 3.25m** (11'4" x 10'8")

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



BEDROOM TWO **3.45m x 2.43m** (11'4" x 8'0")

Radiator. Upvc double glazed window.



BEDROOM THREE
2.48m x 2.43m (8'2" x 8'0")

Radiator. Upvc double glazed window.