



**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](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 DOVECOT CLOSE, GRISTHORPE YO14 9PY



Freehold £350,000

### FEATURES

- \* **Ideal family home.**
- \* Attractive stone built three bedroom detached house.
- \* Built in the 1970's to a high standard.
- \* The property has been modernised and updated in the last two years.
- \* Located in a cul-de-sac in the popular village of Gristhorpe.
- \* Modern kitchen and bathroom.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Front and rear gardens.
- \* **EPC Rating: E.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Dining Kitchen.  
 FIRST FLOOR: Three Bedrooms. Master with Ensuite Shower Room. Bathroom.  
 OUTSIDE: Gardens front and rear. Drive and garage space.

**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)



**Front Door to:**

**ENTRANCE HALL**

Deep understairs cupboard  
(potential to convert into a  
downstairs wc). Radiator.  
Laminate floor.



**LOUNGE**  
**5.76m x 3.60m (18'11" x 11'10")**

Feature multi-fuel stove. Upvc double  
glazed bow window to the front. Two  
upvc double glazed side windows.



## DINING KITCHEN

5.79m x 2.99m (19'0" x 9'10")

Inset black sink, vegetable sink and drainer. Excellent range of modern base and wall cupboards. Five burner gas hob with modern extractor hood above. Built-in eye level double oven and microwave. Integrated washing machine, dishwasher and 'fridge / freezer. Spotlights. Laminate floor. Upvc double glazed window. **Bi-folding patio doors to the garden.**



**Floor Plan:**



Total area: approx. 97.7 sq. metres (1051.6 sq. feet)

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

**5 Dovecot Close, Gristhorpe**

**FIRST FLOOR:**

**LANDING**



**MASTER BEDROOM**

**3.65m x 3.30m (12'0" x 10'10")**

Radiator. Upvc double glazed window.



**ENSUITE SHOWER ROOM**

Modern walk-in shower. Handbasin in vanity unit and wc. Radiator. Laminate floor. Upvc double glazed window.



*/ continued over*

### BATHROOM

2.69m x 1.75m (8'10" x 5'9")

Bath with shower over. Handbasin and wc. Two upvc double glazed windows. Radiator.



### BEDROOM TWO

3.65m x 2.74m (12'0" x 9'0")

Radiator. Two upvc double glazed windows.



### BEDROOM THREE

3.25m x 2.99m (10'8" x 9'10")

Radiator. Two upvc double glazed windows.



### OUTSIDE:

Front garden. Drive to garage space. Enclosed rear garden.



Council Tax Band D.

### LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

### DIRECTIONS:

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. Follow the road into the village passing the Bull Inn on your right. Dovecot Close is the last turning on the right as you leave the village and the property is located in the first cul-de-sac on the right on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents