



**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



6 CEDAR GROVE, FILEY YO14 9NX



Freehold £279,000

**FEATURES**

- \* Tastefully modernised two bedroom detached bungalow.
- \* Located in a quiet cul-de-sac on the popular Country Park estate.
- \* Upvc double glazed windows.
- \* Gas central heating to radiators.
- \* New kitchen and bathroom.
- \* New carpets throughout.
- \* Large upvc double glazed conservatory.
- \* Drive to garage and further potential parking space to the side for caravan / boat.
- \* Large rear garden.
- \* Solar panels.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

INTERNAL: Side Entrance Porch to Entrance Hall / Dining Room. Kitchen. Lounge. Two Bedrooms. Bathroom. Conservatory.

OUTSIDE: Front garden. Drive to garage. Space for second car /caravan / boat. Rear garden.

**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)



6 Cedar Grove, Filey - continued



**Floor Plan:**



**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 right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

6 CEDAR GROVE, FILEY

**Upvc Double Doors to:**

**SIDE ENTRANCE PORCH**

**LARGE DINING HALL**  
**3.81m x 3.35m (12'6" x 11'0")**

Two built-in cupboards. Radiator. Upvc double glazed window.



**KITCHEN**

**3.37m x 2.23m (11'1" x 7'4")**

Inset white sink and drainer. Excellent range of modern base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Built-in oven. Integrated 'fridge / freezer. Integrated washing machine. Radiator. Upvc double glazed window. **Upvc rear door.**



/ continued over



**LOUNGE**

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

Wall lights. Radiator. Two small upvc double glazed windows.



**Patio Doors to:**

**CONSERVATORY**

**3.09m x 2.69m** (10'2" x 8'10")

Radiator. Upvc double glazed windows with blinds. **Upvc patio doors to the rear garden.**



**BEDROOM ONE**

**3.42m x 3.25m** (11'3" x 10'8")

Fitted wardrobes. Radiator. Upvc double glazed window. **Access to boarded loft.**



**BEDROOM TWO**

**3.70m x 2.46m** (12'2" x 8'1")

Radiator. Upvc double glazed window.



**BATHROOM**

'L'-shaped bath with mixer shower over and screen. Handbasin in vanity unit and wc. Radiator. Upvc double glazed window.

**OUTSIDE:**

Front garden. Drive to **GARAGE**. Parking space for second vehicle, caravan or boat. Large rear garden.

