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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.*
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* *Prompt efficient friendly service.*
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* *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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Ombudsman www.oea.co.uk

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

OFT Approved code | NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

12 GROVEHILL ROAD, FILEY YO14 9NL



Freehold £259,000

FEATURES

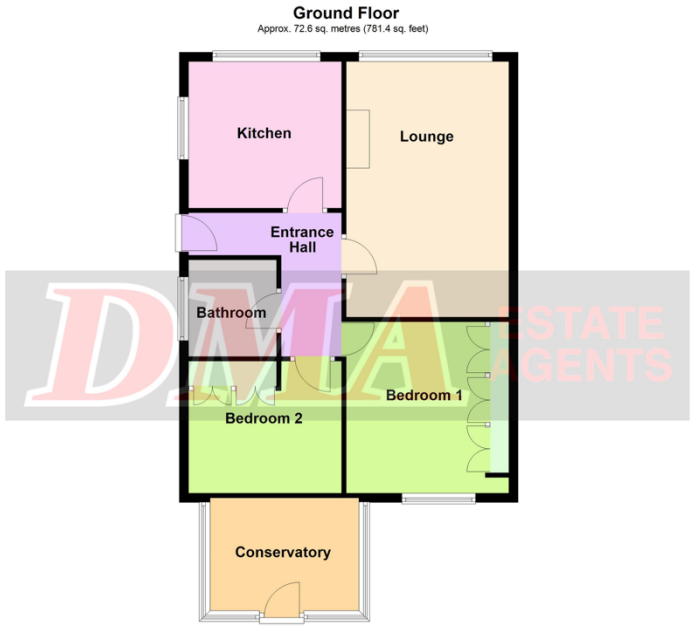
* Two bedroom detached bungalow.
* Built by Wares to a high standard in the 1960's.
* Gas central heating.
* Upvc double glazing.
* Conservatory.
* Front and rear gardens.
* Car Port.
* Garage.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Entrance Hall. Lounge. Dining / Kitchen. Two Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front garden. Drive to car port. Garage and workshop. Enclosed 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. 72.6 sq. metres (781.4 sq. feet)

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

12 Grove Hill Road, Filey





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 right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door to:

ENTRANCE HALL

Cupboard. Radiator. ***Loft access.***

DINING KITCHEN **3.30m x 3.17m** (10'10" x 10'5")

Inset beige stone finished sink and drainer. Good range of wood finish base cupboards with work tops over. Matching wall cupboards. Tall larder cupboard. Provision for tall 'fridge / freezer. Plumbing for automatic washing machine and slimline dishwasher. Gas combination boiler. Radiator. Upvc double glazed side window. Upvc double glazed front window.





LOUNGE
5.48m x 3.50m (18'0" x 11'6")

Electric fire set in stone fireplace. Radiator. Upvc double glazed front window.



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BEDROOM ONE **3.70m x 3.50m** (12'2" x 11'6")

Fitted wardrobes. Wall lights. Radiator. Upvc double glazed window.





BEDROOM TWO
3.35m x 2.74m (11'0" x 9'0")

Fitted wardrobes and desk. Tall modern radiator. Two upvc double glazed windows. ***Upvc patio door to:***



CONSERVATORY
3.20m x 2.43m (10'6" x 8'0")

Wall lights. Radiator. Upvc double glazed windows. ***Upvc double glazed doors to garden.***





BATHROOM
2.08m x 1.90m (6'10" x 6'3")

Quadrant shower cubicle. Handbasin and wc. Tiled walls and floor. Fitted cupboard. Ladder towel radiator. Radiator. Upvc double glazed window.

OUTSIDE:

Front garden. Drive with double gates to **CAR PORT**. **GARAGE** with electric door and workshop to the side. **SHED.** Rear garden.





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