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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

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* *Free no obligation market valuation.*
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* *Dedicated sales progression.*
* *Prominent town centre location.*
* *Modern walk-round self selection display.*

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DMA ESTATE AGENTS

Ombudsman www.oea.co.uk

OFT Approved code

NAEA Estate Agents

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

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DMA ESTATE AGENTS

OPEN 7 DAYS

32 CAWTHORNE CRESCENT, FILEY YO14 0DA



Freehold £299,950

FEATURES

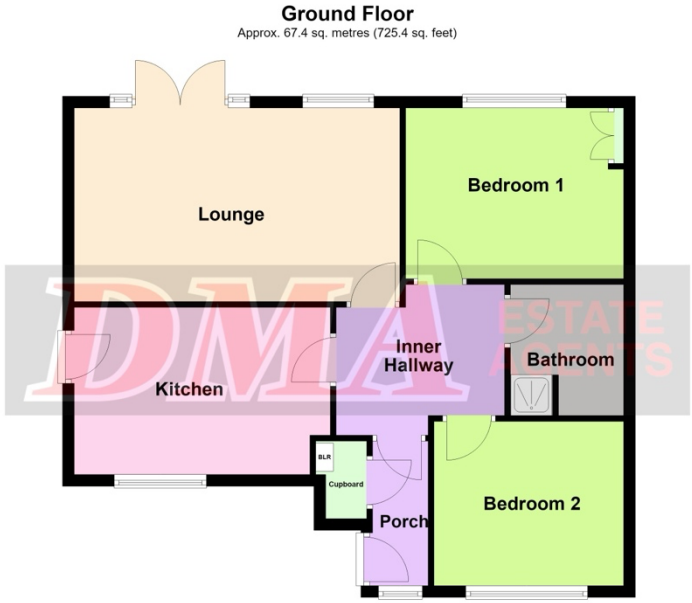
* Immaculate two bedroom detached bungalow.
* Backing onto Filey Dams nature reserve.
* Built in the mid 2000's by David Wilson Homes.
* Gas central heating.
* Upvc double glazing.
* Front garden.
* Good size rear garden.
* Attached garage.
* **EPC Rating: C.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Kitchen. Two Bedrooms. Bathroom.
OUTSIDE:	Front garden. Drive to attached garage. Good size rear garden backing onto Filey Dams nature reserve.

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. 67.4 sq. metres (725.4 sq. feet)

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

32 Cawthorne Crescent, Filey






Council Tax Band D.

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Turn left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first turning right onto Wharfedale and Cawthorne Crescent is the second turning on the right as Wharfedale veers to the left. The property is located towards the end of the road on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Cupboard housing gas central heating boiler. Radiator. ***Access to part boarded loft via pull down ladder.***




KITCHEN
4.21m x 2.84m (13'10" x 9'4")



Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Tall larder cupboard. Gas hob with extractor hood over. Built-in electric oven. Provision for tall 'fridge freezer. Plumbing for automatic washing machine and dishwasher. Tiled floor. Radiator. Upvc double glazed window. ***Upvc rear door.***




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LOUNGE **5.56m x 3.30m** (183" x 10'10")

Laminate floor. Two radiators. Upvc double glazed window. ***Upvc patio doors to the garden.***




BEDROOM ONE **3.22m x 2.79m** (10'7" x 9'2")

Built-in cupboard. Inset spotlights. Radiator. Upvc double glazed windows.




BEDROOM TWO **3.70m x 2.92m** (12'2" x 9'7")

Fitted wardrobe with mirrored sliding doors. Inset spotlights. Radiator. Two upvc double glazed window.




BATHROOM
2.23m x 1.93m (7'4" x 6'4")

Bath, handbasin and wc. Shower cubicle. White towel radiator. Extractor fan.





OUTSIDE:

Front garden. Drive to attached **GARAGE 6.62m x 2.54m** (21'9" x 8'4") **with electric light and power**. Good size rear garden backing onto Filey Dams nature reserve.




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