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10 good reasons to choose DMA

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* *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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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

FLAT 1, 16 BROOKLANDS, FILEY YO14 9BA



Freehold £150,000

FEATURES

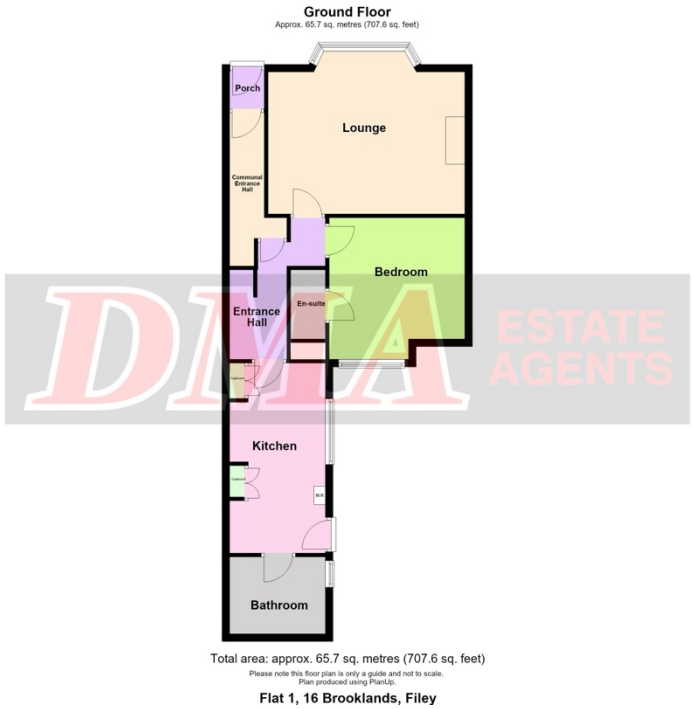
* Refurbished one bedroom ground floor flat.
* Conveniently located close to the town centre and most amenities.
* New Kitchen.
* Upvc double glazed windows.
* Gas central heating to radiators.
* Large rear yard with potential parking for up to three cars.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Communal Entrance Hall.
Own Front Door to:	Entrance Hall. Lounge. Bedroom. Ensuite WC. Kitchen. Shower Room.
OUTSIDE:	Parking at the rear for up to three cars.

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



Communal Front Door to COMMUNAL ENTRANCE HALL





Own Front Door to:

ENTRANCE HALL

Understairs cupboard.



LOUNGE
5.18m x 3.73m (17'0" x 12'3")

Radiator. Upvc double glazed bay window.





/ continued over

BEDROOM **4.47m x 3.58m** (14'8" x 11'9")

Radiator. Upvc double glazed square bay window.




ENSUITE
1.85m x 0.91m (6'1" x 3'0")

Handbasin and wc. Radiator.





KITCHEN
5.0m x 2.51m (16'5" x 8'3")

Recently fitted comprising inset stainless sink and drainer. Base cupboards. Induction hob. Built-in eye level oven and microwave. Built-in cupboards. Breakfast bar. New gas central heating combination boiler. ***Rear door.***




BATHROOM **2.03m x 2.97m** (6'8" x 9'9")

Shower cubicle, handbasin and wc. Radiator. Plumbing for automatic washing machine.




OUTSIDE:

Large rear yard with ample parking for up to three cars.




Council Tax Band **A.**

DIRECTIONS:

From the DMA office on foot turn left along Belle Vue Street turning left onto West Avenue. Continue south along West Avenue and take the second turning on the left onto Brooklands. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents