rightmove.co.uk
The UK's number one property website

OnTheMarket.com

Zoopla.co.uk

Scan Me

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

Ombudsman www.oea.co.uk

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

OFT Approved code

NAEA Estate Agents

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

OPEN 7 DAYS

9 RAINCLIFFE AVENUE, FILEY YO14 9AF



Freehold £198,000

FEATURES

* Three bedroom end of terrace house.
* Situated in a very popular location close to the town centre and most amenities.
* Gas central heating via a combination boiler.
* Upvc double glazed windows.
* Modern kitchen and bathroom.
* Separate dining room.
* Potential parking space to the rear.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Shower Room.
FIRST *FLOOR:*	Three Bedrooms. Bathroom.
Stairs to:	
SECOND FLOOR:	Loft Room.
OUTSIDE:	Forecourt. Rear yard with potential for car parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Upvc Front Door to:

ENTRANCE VESTIBULE

Radiator.



ENTRANCE HALL

Radiator.

LOUNGE **4.21m into bay x 3.75m** (13'10" into bay x 12'4")

'Living' flame gas fire with brass trim set in a mahogany style surround with marble back and hearth. Radiator. Upvc double glazed bay window.





/ continued over

Sliding Doors to:



DINING ROOM
3.68 x 3.60m (12'1" x 11'10")

Picture rail. Radiator. Upvc double glazed window.





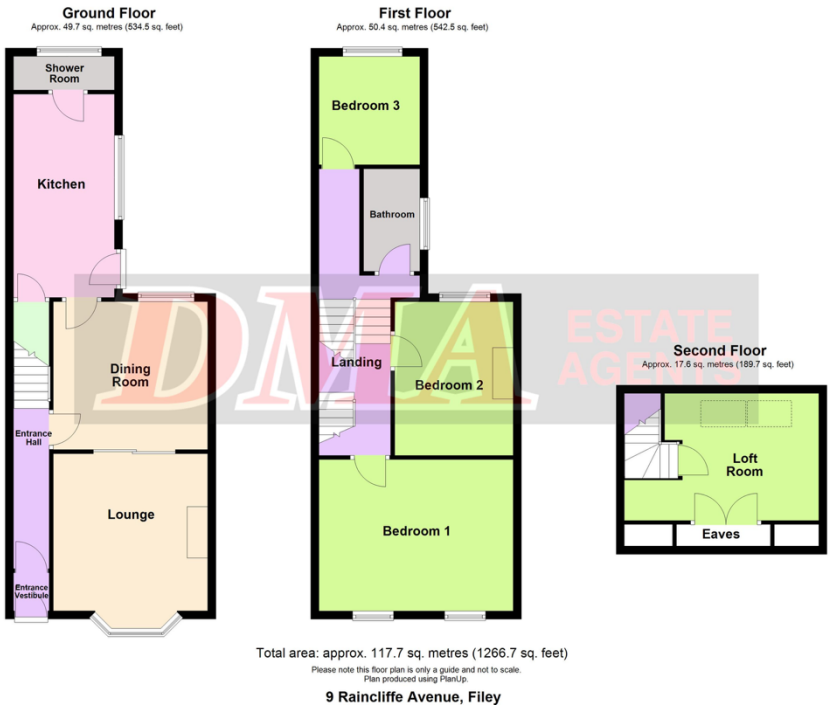
KITCHEN **4.95m x 2.38m** (16'3" x 7'10")

Inset stainless steel sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Gas hob with extractor hood over. Eye-level built-in oven. Plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Understairs cupboard. Upvc double glazed window. ***Upvc double glazed rear door.***





Floor Plan:



Council Tax Band B.

DIRECTIONS:

From the DMA office follow the one-way system round onto Belle Vue Crescent. At the end continue straight over Station Avenue onto Raincliffe Avenue. The property is located at the end on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

SHOWER ROOM
2.33m x 0.81m (7'8" x 2'8")

Walk-in shower with mixer taps. Handbasin and wc. Underfloor heating. Fully tiled. Extractor fan. Wall mounted gas combination boiler. Radiator. Upvc double glazed window.



FIRST FLOOR:



BEDROOM ONE
4.52m x 3.68m (14'10" x 12'1")

Good range of fitted wardrobes, drawers and box top cupboards. Radiator. Two upvc double glazed windows.





/ continued over

BEDROOM TWO **3.65 x 2.89m** (12'0" x 9'6")

Radiator. Upvc double glazed window.





BEDROOM THREE
3.14m x 2.38m (10'4" x 7'10")

Radiator. Upvc double glazed window.





BATHROOM
2.69m x 1.39m (810" x 4'7")

Bath with 'Mira' shower over. Handbasin and wc. Tiled walls and floor. Inset spotlights. White towel ladder radiator. Upvc double glazed window.

LANDING

Radiator.



Stairs to:



LOFT ROOM

Radiator. Two 'Velux' windows.

OUTSIDE:

Forecourt. Enclosed rear yard with potential for parking space.





/ continued over