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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.*
* *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.*

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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 4, 29 WEST AVENUE, FILEY YO14 9AX



Leasehold £70,000

FEATURES

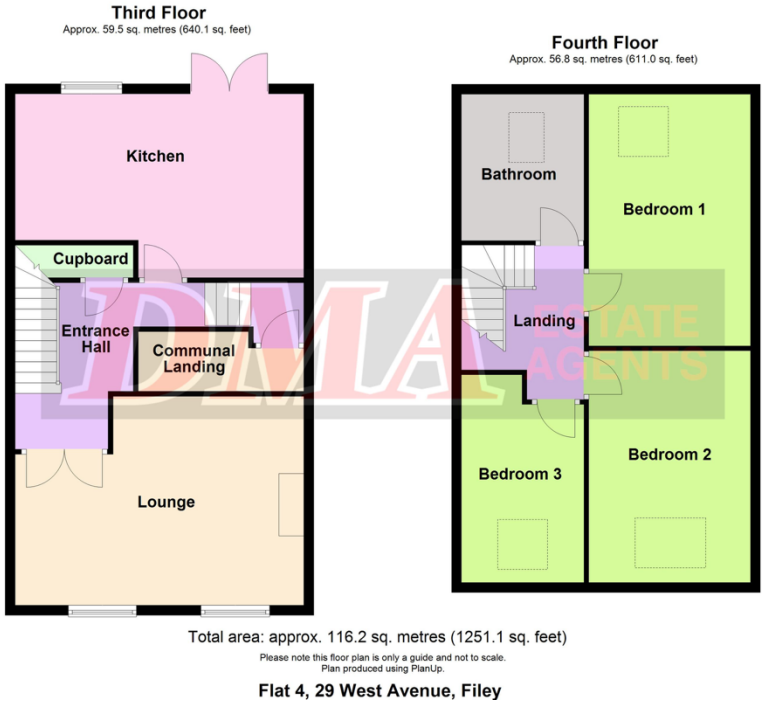
* **An ideal investment property requiring some modernisation.**
* **The property is being sold as seen.**
* Spacious three bedroom top floor maisonette.
* Georgian grade II listed building.
* Located right in the town centre and convenient for most amenities.
* Gas central heating.
* **Rooftop views towards the sea to the rear.**
* Parking space.
* **Sold with no onward chain.**
* **EPC Rating: C.**

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall.
Stairs to:	
THIRD FLOOR:	Own Door to Entrance Hall. Dining Kitchen. Lounge.
Stairs to:	Three Bedrooms. Bathroom.
OUTSIDE:	Parking space for one car to rear.

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

Floor Plan:



OUTSIDE:

Parking space for one car to the rear.

Council Tax Band **A**.

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Communal Door to ENTRANCE HALL

Stairs to:

THIRD FLOOR:

Own Door to:

Stairs to:

ENTRANCE HALL

Large cupboard with plumbing for washing machine and combination boiler. Spotlights. Laminate flooring. Radiator.



LOUNGE **5.79m x 4.19m max**
(19'0" x 13'9" max)

Electric under floor heating. Radiator. Inset spotlights. Polished tiled floor. Two secondary double glazed sash windows.





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KITCHEN **5.18m x 3.53m** (17'0" x 11'7")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern white finish base cupboards. Matching wall cupboards with worktops. Built-in oven and gas hob. Plumbing for dishwasher. Radiator. Inset spotlights. Sash window. ***Double doors to fire escape / balcony with rooftop views towards the sea.***





Stairs from Hallway to:

LANDING

Laminate flooring. ***Access to loft space via pull-down ladder.***

BATHROOM **2.95m into eaves x 2.46m**
(9'8" into eaves x 8'1")

Jacuzzi bath. Enclosed double shower cubicle with mixer shower. Handbasin and wc. Ladder towel radiator. 'Velux' window.





BEDROOM ONE **5.05m into eaves x 3.18m**
(16'7" into eaves x 10'5")

Built-in wardrobes and drawers. Laminate flooring. Radiator. Inset spotlights. **'Velux' window with sea views.**





BEDROOM TWO
4.65m into eaves x 3.00m
(15'3" into eaves x 9'10")

Built-in wardrobes. Radiator. 'Velux' window.





BEDROOM THREE
4.17m into eaves x 2.49m
(13'8" into eaves x 8'2")

Radiator. Laminate flooring. 'Velux' window.

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