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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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DMA ESTATE AGENTS

COMMERCIAL SALES

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 3, 25 STATION AVENUE, FILEY YO14 9AE



Freehold £105,000

FEATURES

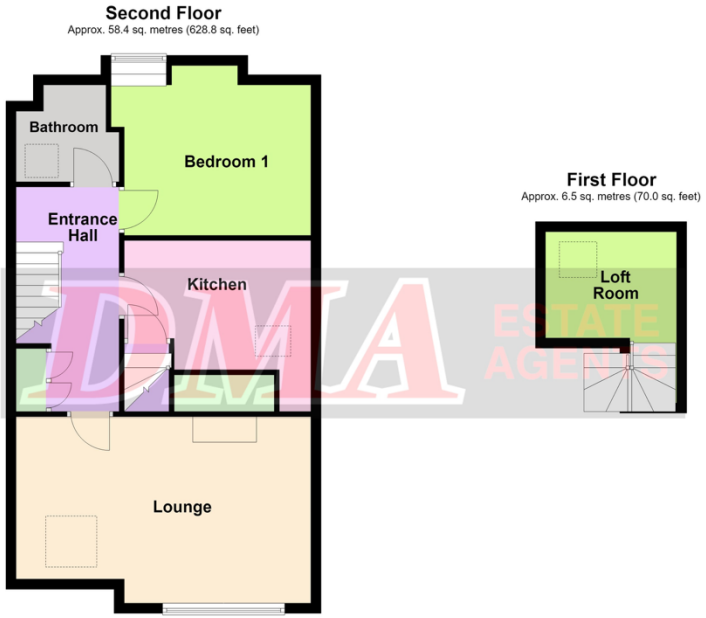
* Tastefully decorated one bedroom second floor apartment with a loft room used as an occasional bedroom.
* Can be used as a holiday let.
* Conveniently located for the town centre, bus and train stations.
* **Priced realistically to attract a quick sale.**
* Modern dining kitchen.
* Gas combination boiler to radiators.
* Upvc double glazing.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall.
Stairs to:	
FIRST FLOOR:	Landing.
Own Door to Stairs to:	
SECOND FLOOR	Hall. Kitchen. Lounge. Bedroom. Bathroom. *Stairs from Kitchen to* Loft Room.

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

Floor Plan:



DMA ESTATE AGENTS

Front Door to:

COMMUNAL ENTRANCE HALL

***Stairs* to FIRST FLOOR:**

Own Door to:

Stairs to:

SECOND FLOOR

ENTRANCE HALL

Built-in cupboards. Radiator.





LOUNGE
6.81m x 3.65m (19'1" x 12'1")

Feature electric 'stove effect' fire. Radiator. 'Velux' Window. Upvc double glazed window.



/ continued over





KITCHEN / DINING AREA **3.96m x 3.07m** (13'0" x 10'1")

Inset stainless steel sink, and drainer. Range of modern white finish base and wall cupboards with worktops. Ceramic hob. Built-in oven. Provision for 'fridge / freezer. Plumbing for automatic washing machine. Laminated floor. Radiator. 'Velux' window.





Stairs from Kitchen to:

LOFT ROOM
3.35 x 2.74 (11'0'' x 9'0'')

Eaves Storage. Radiator. 'Velux' window.



BEDROOM ONE **4.25 x 2.68m** (14'0" x 8'10")

Radiator. 'Velux' window. Upvc double glazed window.





BATHROOM
2.71 x 1.75 (8'11"x 5'8")

Bath, handbasin and wc.
Radiator. 'Velux' window.



Council Tax Band **A.**

TENURE: Freehold.
Maintenance : 1/3 as required and 1/3 block insurance.

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Follow the one way system round turning left onto Station Avenue. At the roundabout turn right onto Station Road. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents