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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.*

RESIDENTIAL SALES | COMMERCIAL SALES

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

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

8 THE AVENUE, FILEY YO14 9AG



Freehold £195,000

FEATURES

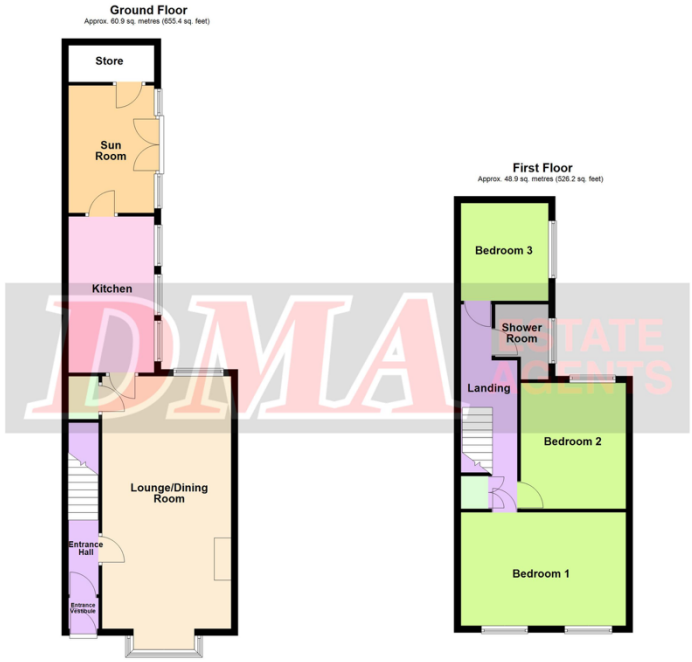
* Spacious three bedroom town house.
* Situated in a very popular location close to the town centre and most amenities.
* Gas central heating to radiators.
* Upvc double glazed windows.
* Through lounge / dining room.
* Sun room.
* Rear yard.
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Through Lounge / Dining Room. Kitchen. Sun Room. Store Room.
FIRST FLOOR:	Three Bedrooms. Shower Room.
OUTSIDE:	Forecourt. Rear yard.

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. 109.8 sq. metres (1181.6 sq. feet)

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

8 The Avenue, Filey



OUTSIDE:

Forecourt. Enclosed rear yard.

Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the one way system round and go straight across Station Avenue onto Raincliffe Avenue. Turn left onto The Avenue and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:



ENTRANCE HALL

Radiator.

THROUGH LOUNGE / DINER **3.81m x 7.82 into bay** 12'6" x 25'8" into bay)

Electric fire in stone fireplace. Wall lights. Three radiators. Upvc double glazed bay window to the front. Upvc double glazed rear window.









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KITCHEN **4.62m x 2.54m** (15'2" x 8'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood above. Built in eye-level oven. Integrated dishwasher. Plumbing automatic washing machine. Provision for tall 'fridge/freezer. Three upvc double glazed windows.





SUN ROOM
3.78m x 2.64m (12'5" x 8'8")

Two upvc double glazed windows. Upvc double glazed doors. **Door to STORE.**



FIRST FLOOR:

BEDROOM ONE **4.27m x 3.35m** (14'0" x 11'0")

Fitted wardrobes. Radiator. Three upvc double glazed windows.





BEDROOM TWO **3.73m x 3.12m** (12'3" x 10'3")

Fitted wardrobes with dressing table. Radiator. Two upvc double glazed windows.





SHOWER ROOM

Large walk-in shower cubicle with mixer taps. Handbasin and wc. Radiator. Upvc double glazed window.





BEDROOM THREE
2.57m x 2.29m (8'5" x 7'6")

Radiator. Upvc double glazed window.



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