

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



Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

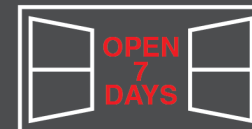
ESTABLISHED 1992



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



51 MITFORD STREET, FILEY YO14 9DS



Freehold £172,500

FEATURES

- * **Ideal holiday home.**
- * Spacious three bedroom end terrace house.
- * Located right in the centre of Filey.
- * Convenient for most amenities, the shops and beach.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Through lounge.
- * Breakfast kitchen.
- * Small rear yard and store.
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Lounge / Dining Room. Breakfast Kitchen.
FIRST FLOOR:	Bedroom. Bathroom. Separate WC.
SECOND FLOOR:	Two Bedrooms.
OUTSIDE:	Front forecourt. Small rear yard. Store.

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 PORCH

Floor Plan:



Total area: approx. 102.3 sq. metres (1101.1 sq. feet)

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

LOUNGE / DINING ROOM

7.82m x 3.96m (25'8" x 13'1")

'Living Flame' gas fire with brass trim. 'Adams' style marble-back fireplace. Dado rail. Two radiators. Upvc double glazed window.



BREAKFAST KITCHEN

7.75m x 3.66m (12'5" x 12'0")

Inset sink and drainer. Excellent range of modern base and wall cupboards. Built-in oven. Integrated 'fridge and freezer. Plumbing for dishwasher and automatic washing machine. Gas hob and extractor hood. Breakfast bar. Two upvc double glazed windows.



BATHROOM

3.45m x 2.26m (11'4" x 7'5")

Corner bath, handbasin. Large shower cubicle. Spotlights. Radiator. Upvc double glazed window.



SEPARATE WC

with handbasin.

BEDROOM ONE

3.73m x 3.43m (12'3" x 11'3")

Built-in wardrobes and boxtop cupboards. Radiator. Two upvc double glazed windows.



FIRST FLOOR:



BEDROOM TWO

3.71m x 3.43m (12'2" x 11'3")

Fitted wardrobes with boxtop cupboards. Dressing table and second range of wardrobes. Electric panel heater. Upvc double glazed picture window. Upvc window to the side.

BEDROOM THREE

2.13m x 3.56m (7'0" x 11'8")

Electric panel heater. Upvc double glazed window.

OUTSIDE:

Forecourt to the front. Rear yard. **STORE.**

Council Tax Band

B.

DIRECTIONS:

From the DMA office follow the one-way system round turning right onto Station Avenue. Continue down Murray Street turning left onto Hope Street. Turn right again onto Mitford Street and the property is located almost immediately on the right.

Viewing strictly by appointment only through DMA Estate Agents