

## 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.  
Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



95 QUEEN STREET, FILEY YO14 9HE



Freehold Offers Over £320,000

### FEATURES

- \* Spacious and well presented four bedroom terraced property.
- \* Situated in the heart of Filey's old town.
- \* Convenient for the town centre, beach and most amenities.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Three reception rooms.
- \* Modern shower room and ensuite.
- \* Dressing room.
- \* Utility room.
- \* Ground floor wc.
- \* Rear yard with outbuildings.
- \* **EPC Rating: F.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Lounge. Dining Room. Snug. Utility Room. Separate WC. Kitchen.
FIRST FLOOR:	Three Bedrooms (one with ensuite and one with dressing room). Shower Room.
SECOND FLOOR:	Large loft Room / Bedroom.
OUTSIDE:	Rear yard. Two brick stores.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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**FLOOR PLAN:**



**Upvc Front Door to:**

**ENTRANCE HALL**

Wood flooring. Picture rail. Delft rack.

**LOUNGE**

**3.88m x 3.42m** (12'9" x 11'3")

Wood flooring. Gas fire in feature fireplace. Dado rail. Radiator. Upvc double glazed window.



**DINING ROOM**

**2.56m x 3.37m** (8'5" x 11'1")

Wood flooring. Radiator. Upvc double glazed window.



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**SNUG**

**4.24m x 2.36m** (13'11" x 7'9")

Wood flooring. Understairs cupboard. Built-in cupboard. Inset spotlights. Radiator. Upvc double glazed window.



**UTILITY ROOM**

Plumbing for automatic washing machine. Inset spotlights. Skylight.

**SEPARATE WC**

Handbasin in vanity unit and wc. Skylight.



**OUTSIDE:**

Enclosed rear yard area. **Two brick STORES.**



**Council Tax Band C.**

**DIRECTIONS:**

From the DMA office follow the one-way system round and turn right onto Station Avenue, then left at the Chapel Clock onto Union Street. At the end of Union Street turn right onto Mitford Street and then bear left onto Reynolds Street. At the end of Reynolds Street turn right onto Queen Street and the property is located on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agent**

**LOFT ROOM / BEDROOM FOUR**

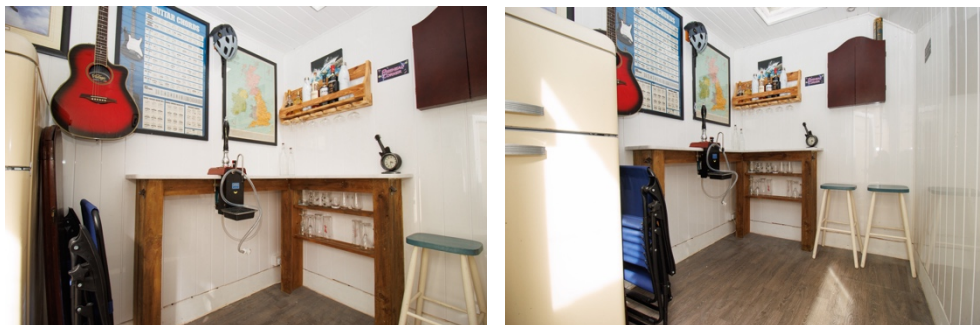
**8.78m x 4.14m into eaves**  
(28'10" x 13'7" into eaves)

Eaves storage. Radiator. Two 'Velux' windows.



**BRICK STORE**

With light and power.



**KITCHEN**

**3.83m x 3.04m (12'7" x 10'0")**

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with granite work surfaces over. Matching wall cupboards. Island. Built-in eye level double oven. Ceramic hob with stainless steel extractor hood over. Integrated 'fridge / freezer and dishwasher. Laminate flooring. Two radiators. Upvc double glazed window. *Upvc side door.*



**FIRST FLOOR:**



**LANDING**

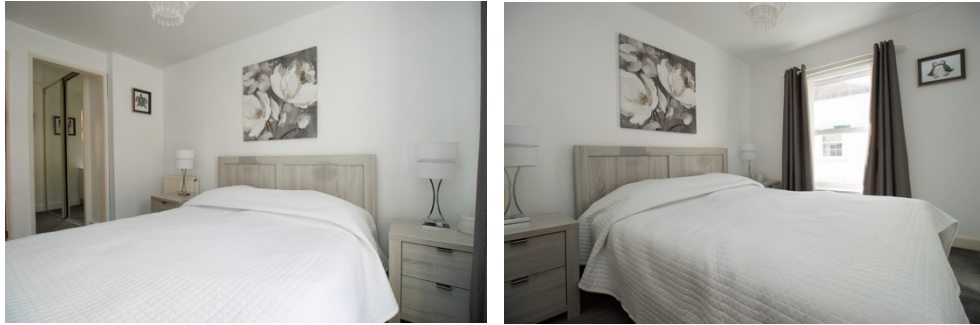
Linen cupboard.

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**BEDROOM ONE**

**3.47m x 2.48m** (11'5" x 8'2")

Radiator. Upvc double glazed sash window.



*Open to:*

**DRESSING ROOM**

Handbasin in vanity unit. Fitted wardrobes with sliding mirrored doors housing gas combination boiler. Upvc double glazed window.



**BEDROOM TWO**

**3.45m x 2.79m** (11'4" x 9'2")

Radiator. Upvc double glazed sash window.



**BEDROOM THREE**

**3.65m x 3.20m** (12'0" x 10'6")

Feature fireplace. Radiator. Upvc double glazed sash window.



**ENSUITE BATHROOM**

**3.55m x 2.08m** (11'8" x 6'10")

Bath with shower attachment over. Handbasin and wc. Quadrant shower cubicle with mixer shower. Three fitted double wardrobes. Radiator. Upvc double glazed window.



**SHOWER ROOM**

**2.70m x 2.33m** (8'11" x 7'8")

Double shower cubicle unit. Handbasin and wc. Radiator. Two upvc double glazed windows.

