



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
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



FLAT 1, 4 CROMWELL AVENUE, FILEY YO14 9AS



Leasehold £105,000

FEATURES

- * **Ideal holiday home.**
- * Two double bedroom ground floor flat.
- * Conveniently located in Filey's town centre for most amenities.
- * Gas central heating via combination boiler to radiators.
- * Upvc double glazed windows.
- * Modern dining kitchen and bathroom.
- * Rear yard.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.
Own door to: Entrance Hall. Two Bedrooms. Lounge. Dining Kitchen.
Bathroom.

OUTSIDE: Rear yard.

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

Floor Plan:



Flat 1, 4 Cromwell Avenue, Filey

Upvc Front Door to:

ENTRANCE HALL

Radiator.

LOUNGE

3.35m x 3.25m (11'0" x 10'8")

Electric coal-effect fire set in an attractive beech style surround. Television point. Radiator. Upvc double glazed window.



DINING KITCHEN

3.20m x 3.10m (10'6" x 10'2")

Inset stainless steel sink and drainer. Excellent range of modern base cupboards with worktops. Matching wall cupboards. Integrated fridge / freezer and dishwasher. Plumbing for automatic washing machine. Built-in stainless steel finish oven and gas hob with extractor hood above. Upvc double glazed window. **Upvc double glazed rear door.**



/ continued over

REAR LOBBY

Modern gas combination boiler to radiators.

BATHROOM

Bath with mixer shower over, handbasin and wc in white. Heated chrome ladder-style towel radiator. Upvc double glazed window.



BEDROOM ONE

3.68m x 3.28m (12'1" x 10'9")

Fitted wardrobes. Radiator. Television point. Upvc double glazed window.



BEDROOM TWO

4.52m into bay x 3.28m
(12'1" into bay x 10'9")

Fitted wardrobes. Radiator. Television point. Upvc double glazed bay window.



OUTSIDE:

Enclosed rear yard.



Council Tax Band **A.**

TENURE

Leasehold: 99 year lease from 2012.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road and Cromwell Avenue is the second turning on the right. The property is situated on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents