

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

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91 WEST AVENUE, FILEY YO14 9BG



Freehold £175,000

FEATURES

- * **Ideal second home.**
- * Three bedroom three storey terraced town house.
- * Located close to Glen gardens and convenient for the beach and town centre.
- * Upvc double glazing.
- * Electric night storage heating.
- * Two reception rooms.
- * Ground floor WC.
- * Glimpse of the sea through houses from the first floor.
- * Forecourt and enclosed rear yard.
- * **Sold with no onward chain.**
- * **EPC Rating: F.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Lounge. Dining Room. Kitchen. Rear Lobby. Separate WC.
FIRST FLOOR:	Two Bedrooms.
SECOND FLOOR:	Bedroom. Bathroom.
OUTSIDE:	Forecourt. Enclosed rear yard.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Upvc Front Door to:

ENTRANCE HALL



LOUNGE
3.22m x 3.53m plus bay
(10'7" x 11'7" plus bay)

Tiled fireplace with timber surround. Picture rail. Electric night storage heater. Upvc double glazed bay window.

DINING ROOM
3.58m x 3.15m (11'9" x 10'4")

Tiled fireplace with timber surround. Built-in alcove cupboard. Understairs cupboard with small upvc double glazed window. Upvc double glazed window.



Floor Plan:



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

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

91 West Avenue, Filey

OUTSIDE:

Forecourt. Enclosed rear yard.



Council Tax Band C.

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side of the road close to Glen gardens.

KITCHEN

4.92m x 1.65m (16'2" x 5'5")

Stainless steel sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Electric cooker point. Electric night storage heater. Two upvc double glazed windows.



REAR LOBBY

Doorway to rear passage. Upvc double glazed door to yard.

SEPARATE WC

Handbasin. Upvc double glazed window.

FIRST FLOOR:

LANDING

Upvc double glazed window.



BEDROOM ONE

4.59m x 3.25m (15'1" x 10'8")

Feature fireplace. Electric night storage heater. Upvc double glazed window.

Viewing strictly by appointment only through DMA Estate Agents

/ continued over



BEDROOM TWO

3.60m x 2.99m (11'10" x 9'10")

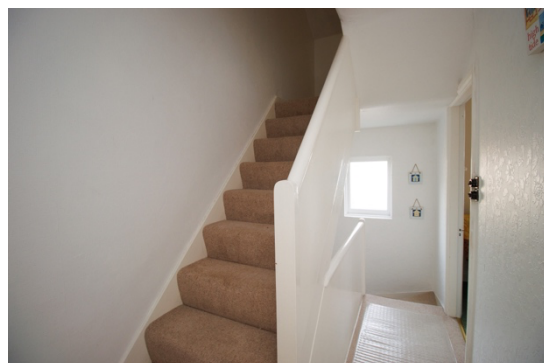
Feature fireplace. Built-in wardrobe. Built-in alcove cupboard housing immersion cylinder. Upvc double glazed window with views to the sea.



SECOND FLOOR:

LANDING

Electric night storage heater.



BEDROOM THREE
4.92m x 3.37m (15'2" x 11'11")

Built-in cupboard. Upvc double glazed dormer window.



BATHROOM

Bath, handbasin and wc. Eaves storage. Small skylight in timber frame.