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

rightmove.co.uk The UK's number one property website

Zoopla.co.uk

OnTheMarket.com

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

Ombudsman www.oea.co.uk

OFT Approved code

NAEA Estate Agents

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

31A THE CRESCENT, FILEY YO14 9JS

Freehold £202,500

FEATURES

* Two double bedroom ground floor maisonette.
* Located on the Crescent, convenient for the Crescent gardens, beach and town centre.
* Accommodation split over the ground floor and basement levels.
* **Sea views from the lounge.**
* Gas central heating.
* Upvc double glazing.
* Ensuite shower room to second bedroom.
* Front garden and rear yard.
* **A Formal Deed of Covenant is in place.**
* **EPC Rating: D.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Communal Entrance Hall.
Own Door to:	Entrance Hall. Lounge. Dining Kitchen.
Stairs down to:	Two Bedrooms (one with ensuite Shower Room). Box Room / Study. Bathroom.
OUTSIDE:	Front garden. Rear yard.

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

Council Tax Band B.

DIRECTIONS:

From the DMA office proceed right along Belle Vue Street turning right at the end onto The Crescent. The property is situated on the right after Melville Terrace.

Viewing strictly by appointment only through DMA Estate Agents

UTILITY ROOM

Belfast sink. Plumbing for automatic washing machine. Tiled walls. Upvc double glazed window. ***Door to rear yard.***

SHOWER ROOM

Large shower cubicle, handbasin and wc. Ladder towel radiator which can convert to electrically heated. Tiled walls and floor. Underfloor heating.

OUTSIDE:

Front garden. Rear yard and **SHED / STORE**.

Front Door to **COMMUNAL ENTRANCE HALL**

Own Door to **ENTRANCE HALL**

LOUNGE **5.08m x 3.68m** (16'8" x 12'1")

'Living Flame' gas fire. Wall lights. Radiator. **Upvc double glazed bay window with excellent sea views.**

DINING KITCHEN
4.22m x 3.88m (13'10" x 12'9")

Inset stainless steel sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Matching wall cupboards. Dishwasher and 'fridge. Built-in eye level oven. New gas hob with extractor hood over. **PANTRY**. Radiator. Upvc double glazed window.

/ continued over

Stairs down to:

LANDING

Radiator.

LARGE STORAGE AREA

Upvc double glazed window.

BEDROOM ONE **5.08m x 3.12m** (16'8 x 10'3")

Fitted wardrobes. Two radiators. Upvc double glazed bay window.

BOX ROOM / STUDY **2.01m x 1.98m** (6'7" x 6'6")

Radiator.

BEDROOM TWO **4.09m x 3.43m** (13'5" x 11'3")

Radiator. Upvc double glazed window.

ENSUITE SHOWER ROOM

Shower cubicle, handbasin and wc. Tiled walls and floor. Ladder towel radiator which can convert to electrically heated.

/ continued over