



#### 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

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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



7 CROMWELL AVENUE, FILEY YO14 9AS



Freehold £194,000

#### FEATURES

- \* Ideal family home.
- \* Spacious four bedroom end of terrace house.
- \* Conveniently located right in Filey's town centre for most amenities.
- \* **New 'Valiant' central heating boiler.**
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* Enclosed rear yard.
- \* **EPC Rating: E.**
- \* Viewing is recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Vestibule. Entrance Hall. Lounge. Dining Room. Sitting Room. Kitchen.
FIRST FLOOR:	Four Bedrooms. Bathroom. Separate WC.
OUTSIDE:	Forecourt. Rear yard.

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7 CROMWELL AVENUE, FILEY

**Upvc Front Door to:**

**ENTRANCE VESTIBULE**

**Door to:**

**ENTRANCE HALL**

Radiator. Understairs cupboard.



**LOUNGE**  
**3.76m plus bay x 3.96m**  
**(12'4" plus bay x 13'0")**

Wood burner. Radiator. Upvc double glazed bay window.

**SITTING ROOM**

**3.58m x 3.91m (11'9" x 12'10")**

Radiator. Two upvc double glazed window.



## DINING ROOM

3.25m x 3.15m (10'8" x 10'4")

Built-in cupboard. Airing cupboard with immersion heater. Radiator.



## KITCHEN

2.89m x 2.67m (9'6" x 8'9")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops. Wall cupboards. Built-in oven and gas hob with extractor hood over. Integrated 'fridge / freezer. Plumbing for automatic washing machine. Cupboard housing new 'Valliant' gas central heating boiler. Upvc double glazed window. **Upvc side door.**



Floor Plan:



FIRST FLOOR:

LANDING

Two radiators. **Two loft accesses with pull down ladder.**

LOFT ROOM

Access via retractable loft ladder.



**4.88m x 3.35m (16'0" x 11'0")**



BEDROOM ONE

**4.01m x 3.40m (13'2" x 11'2")**

Feature fireplace. Radiator. Two upvc double glazed window.

BEDROOM TWO

**2.59m x 1.93m (8'6" x 6'4")**

Laminate flooring. Radiator. Upvc double glazed window.



### BEDROOM THREE

**4.01m x 3.40m** (13'2" x 11'2")

Feature fireplace. Radiator. Two upvc double glazed window.



### BEDROOM FOUR

**2.97m x 2.67m** (9'9" x 8'9")

Laminate flooring. Radiator. Upvc double glazed bay window.



### SEPARATE WC

Upvc double glaze window.

### BATHROOM

Bath with 'Mira Sport' electric shower over. Handbasin. Tiled walls. Radiator. Upvc double glazed window.



### OUTSIDE:

Forecourt. Rear yard. **Brick outhouse.**

**Council Tax Band C.**

### 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 on the left hand side.

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