



**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



**THE BOATHOUSE, SOUTH CRESCENT ROAD  
 FILEY YO14 9JL**



**Freehold £140,000**

#### FEATURES

- \* **Holiday let use only.**
- \* Well presented three bedroom converted stables.
- \* Situated in a sought after location with easy access to the town centre shops and the beach.
- \* Upvc double glazing.
- \* Gas central heating to radiators.
- \* Modern kitchen and bathrooms.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

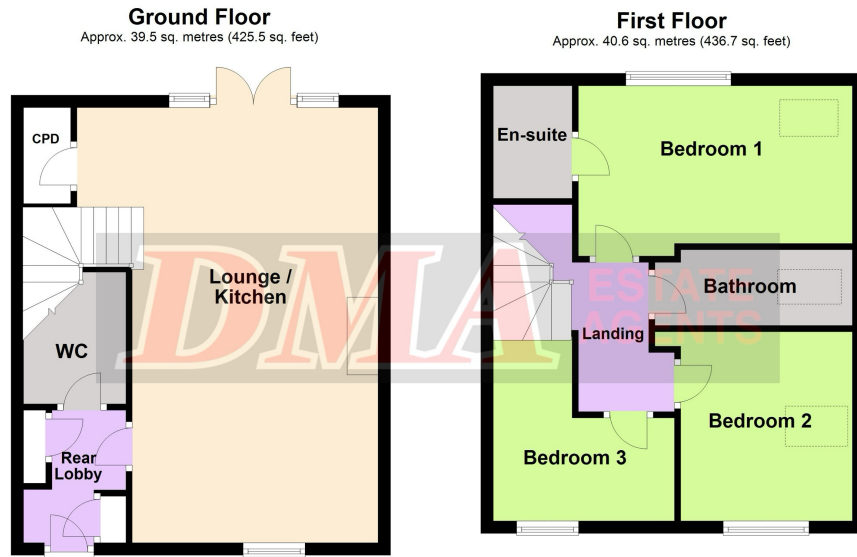
#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Patio Doors to Living Kitchen. Rear Lobby. Separate WC.  
 FIRST FLOOR: Three Bedrooms (one with ensuite). Shower Room.  
 OUTSIDE: Patio area.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



## Floor plan:



Total area: approx. 80.1 sq. metres (862.2 sq. feet)

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

**The Boathouse, South Crescent Road, Filey**

## DIRECTIONS:

From the DMA turn left and continue along Belle Vue Street. Turn left onto West Avenue towards the Golf Club. Take the fourth turning on the left onto Southdene and turn right at the end of Southdene onto South Crescent Road. The property is located on the left hand side.

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

THE BOATHOUSE, SOUTH CRESCENT ROAD, FILEY

## Upvc patio doors to:

### LIVING KITCHEN

7.01m x 3.96m (23'0" x 13'0")

Inset white enamel sink and drainer. Modern range of base cupboards with laminate worksurfaces over. Matching wall cupboards. Large built-in cupboard. Built-in oven and microwave. Induction hob with stainless steel extractor hood. Integrated dishwasher and fridge / freezer. Tiled floor. Inset spotlights. Plinth lighting. Three upvc double glazed windows.



### REAR LOBBY

Base units with worktop over. Plumbing for an automatic washing machine. Built-in cupboard. Cupboard housing gas central heating boiler. Tiled floor. Extractor fan. **Upvc rear door.**

### SEPARATE WC

Inset white enamel sink and drainer in base cupboard. Matching wall unit. Tiled walls and floor. Understairs cupboard. Spotlights. Extractor fan.

## FIRST FLOOR:

### LANDING

Inset spotlights. **Loft access.**

### BEDROOM ONE

**4.41m x 2.89m** (14'6" x 9'6")

Fitted wardrobe. Inset spotlights. Radiator. 'Velux' window. Upvc double glazed window.



### ENSUITE

Bath with shower attachment. Handbasin in vanity unit and wc. Tiled walls. Inset spotlights. Extractor fan. Chrome ladder radiator.



### BEDROOM TWO

**3.07m x 2.76m** (10'1" x 9'1")

Fitted wardrobe and dressing table. Radiator. 'Velux' window. Upvc double glazed window.

### BEDROOM THREE

**2.92m x 2.97m max** (9'7" x 9'9" max)

Fitted wardrobe. Radiator. Upvc double glazed windows.



### SHOWER ROOM

Double shower cubicle with mixer shower. Handbasin in vanity unit and wc with concealed cistern. Chrome ladder radiator. Inset spotlights. Tiled walls and floor. Extractor fan. 'Velux' window.

### OUTSIDE:

Patio area.

