

## 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)

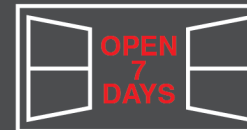
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# DMA

ESTATE  
AGENTS



19 SOUTH CRESCENT ROAD, FILEY YO14 9JL



Freehold £275,000

### FEATURES

- \* **Prime central location.**
- \* Well presented detached three bedroom character property.
- \* 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.
- \* Off road parking.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Dining Room. Kitchen. Rear Lobby.
FIRST FLOOR:	Lounge. Bedroom with ensuite. Bathroom.
Stairs to:	
SECOND FLOOR:	Two Bedrooms. Separate WC.
OUTSIDE:	Under passage parking. Drive and gates to 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. 140.4 sq. metres (1511.2 sq. feet)

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

**19 South Crescent Road, Filey**

**Council Tax Band C.**

**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**

19 South Crescent Road, Filey - continued

### BEDROOM THREE

4.16m x 3.63m (13'8" x 11'11")

Radiator. Upvc double glazed window.



### SEPARATE WC

Built in handbasin and wc. Tiled walls. Inset spotlights. Extractor fan. Chrome ladder radiator. **Loft access.**



### OUTSIDE:

Under passage parking for 2 cars leading through double gates to patio area.



19 SOUTH CRESCENT ROAD, FILEY

### Upvc Side Door to:

### ENTRANCE HALL

Understairs cupboard. Laminate flooring. Radiator.



### DINING ROOM

3.88m x 3.14m (12'9" x 10'4")

Fitted cupboard and shelves. Laminate flooring. Two upvc double glazed windows.

### KITCHEN

3.60m x 3.12m (11'10" x 10'3")

Inset white enamel sink and drainer. Modern range of base cupboards with laminate worksurfaces over. Matching wall cupboards. Built-in oven and microwave. Induction hob with stainless steel extractor hood. Integrated dishwasher and 'fridge / freezer. Spotlights. Two upvc double glazed windows.



## REAR LOBBY

Plumbing for automatic washing machine. Cupboard housing gas central heating boiler.  
*Upvc rear door.*

## FIRST FLOOR:

### LANDING

Radiator. Upvc double glazed window.

### LOUNGE

**6.14m x 3.91m** (20'2" x 12'10")

Two radiators. Two upvc double glazed windows.



### BATHROOM

**3.63m x 2.18m** (11'11" x 7'2")

Inset bath. Double shower cubicle with mixer shower. Handbasin and wc. Tiled walls. Extractor fan. Spotlights. Chrome ladder radiator. Upvc double glazed window.

### BEDROOM ONE

**3.91m x 3.60m** (12'10" x 11'10")

Radiator. Upvc double glazed window.



### ENSUITE

Shower bath with mixer shower and screen. Handbasin in vanity unit and wc. Tiled walls. Spotlights. Chrome ladder radiator. Two upvc double glazed windows.



## SECOND FLOOR:

### LANDING

'Velux' window.

### BEDROOM TWO

**4.16m x 3.96m** (13'8" x 13'0")

Radiator. Upvc double glazed window.



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