



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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DMA

ESTATE AGENTS



15 QUEEN STREET, FILEY YO14 9HB



Freehold £179,500

FEATURES

- * Three bedroom semi-detached house.
- * Located in Filey's old town.
- * Convenient for the town centre, beach and most amenities.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Separate dining room.
- * Downstairs wc.
- * Front garden.
- * Parking to the rear.
- * **EPC Rating: D.**
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen. Dining Room. Utility Room. WC.

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Front garden. Off street parking.

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

15 QUEEN STREET, FILEY

Upvc Front Door to:

ENTRANCE HALL

Understairs cupboard. Coats cupboard.
cupboard. Radiator. Porthole window.



LOUNGE

3.53m x 5.00m (11'7" x 16'5")

Coal effect gas fire in Mahogany effect surround with slate hearth. Wall lights. Two radiators. Two upvc double glazed windows.



DINING ROOM

3.10m x 2.74m (10'1" x 9'0")

Radiator. Upvc double glazed window.

KITCHEN

5.00m x 2.13m (16'5" x 7'0")

Inset stainless steel sink and drainer. Maple effect base cupboards with worktops over. Matching wall cupboards. Gas cooker point with extractor hood over. Provision for 'fridge and freezer. Upvc double glazed window.



SEPARATE WC

Handbasin. Radiator. Upvc double glazed window.

Floor Plan:



Total area: approx. 96.5 sq. metres (1039.1 sq. feet)

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

15 Queen Street, Filey

UTILITY ROOM

Plumbing for automatic washing machine. Provision for vented dryer. Worktop. Upvc double glazed window.



FIRST FLOOR:

LANDING

Built-in cupboard. Cupboard with combination boiler. Radiator. Upvc double glazed window



BEDROOM ONE

3.14m x 3.25m (10'4" x 10'8")

Built-in wardrobes. Radiator. Upvc double glazed window.



/ continued over



BATHROOM

Separate shower cubicle. Bath, wc and handbasin. Radiator. Upvc double glazed window.

BEDROOM TWO

2.74m x 4.14m (9'0" x 13'7")

Built-in cupboards. Radiator. Two upvc double glazed windows. **Loft access via pull down ladder.**



BEDROOM THREE

2.19m x 3.07m (7'1" x 10'1")

Built-in cupboard. Radiator. Upvc double glazed window.



OUTSIDE:

Front forecourt. Off street parking for up to 2 cars. Timber **SHED**.



Council Tax Band

B.

DIRECTIONS:

From the DMA office follow the one-way system on Belle Vue Crescent. Turn right onto Station Avenue, then left at the Church onto Union Street. At the end of Union Street turn right onto Mitford Street and then bear left onto Reynolds Street. At the end of Reynolds Street turn left onto Queen Street and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents