



**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



27 WEST VALE, FILEY YO14 9AY



**Freehold £135,000**

### FEATURES

- \* **Ideal for retirement or second home.**
- \* One bedroom terraced bungalow.
- \* Located on a small development in the centre of Filey.
- \* Convenient for most amenities.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Good sized rear garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: E**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Upvc porch to Front Door. Through lounge/diner. Kitchen. One Bedroom. Bathroom.

OUTSIDE: Front garden. Private rear garden.

**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. 36.3 sq. metres (390.9 sq. feet)  
Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**27 West Vale, Filey**

27 WEST VALE, FILEY

**Upvc Front Door to:**

**ENTRANCE PORCH**  
2.26m x 1.17m (7'5" x 3'10")



**LOUNGE/DINING AREA**

**Lounge**

**6.12m x 2.77m (21'0" x 9'1")**

Fitted gas fire in marble surround. Two upvc double glazed windows.



**Dining Area**  
2.31m x 2.71m (7'7" x 8'11")

Upvc double glazed window.

/ continued over

## INNER HALL

Radiator. **Upvc double glazed door to the garden.**

## KITCHEN

**2.23m x 2.20m** (7'4" x 7'3")

Stainless steel sink and drainer. Base cupboards with worktop over. Wall cupboards. Electric cooker point. Provision for 'fridge. Plumbing for washing machine. Wall mounted electric fan heater. Gas multi-point heater to instant domestic hot water. Upvc double glazed window.



## BATHROOM / WET ROOM

**1.65m x 1.57m** (5'5" x 5'2")

'Mira' shower, handbasin and wc. Fully tiled walls. Upvc double glazed window.

## BEDROOM

**3.83m x 2.26m** (12'7" x 7'5")

Fitted wardrobes with sliding doors. Built-in cupboards with sliding doors. Upvc double glazed window.



## OUTSIDE:

Small front garden. Good size rear garden. **Timber SHED with light and power.**



**Council Tax Band**

**A.**

## DIRECTIONS:

From DMA office proceed along Belle Vue Street towards West Avenue. Turn left onto West Avenue and West Vale is the first turning on the right just before the church.

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