



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.

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

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15 STATION AVENUE, FILEY YO14 9AH



Freehold £225,000

FEATURES

- * Ideal large family home with good spacious accommodation.
- * Five bedroom town house.
- * Conveniently located for the town centre, bus and train stations and all local amenities.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Separate dining room.
- * Second sitting room.
- * Two bathrooms.
- * Separate wc.
- * Forecourt and small rear garden.
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Bathroom. Sitting Room.
FIRST FLOOR:	Two Bedrooms. Bathroom. Separate wc.
SECOND FLOOR:	Three Bedrooms.
OUTSIDE:	Forecourt. Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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15 STATION AVENUE, FILEY

Composite Front Door to ENTRANCE PORCH

ENTRANCE HALL

Radiator.



LOUNGE

4.57m x 3.88m into bay (15'0" x 12'9" into bay)

Feature fire in attractive marble and timber surround. Radiator. Upvc double glazed bay window.



Double Doors to:



DINING ROOM
3.81m x 3.65m (12'6" x 12'0")

Radiator. Upvc double glazed window.

/ continued over

KITCHEN

3.35m x 2.74m (11'0" x 9'1")

Inset 'Astralite' sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas hob. Built-in electric oven. Understairs cupboard. Provision for tall 'fridge / freezer. Plumbing for dishwasher. Upvc double glazed window.



UTILITY ROOM

Plumbing for automatic washing machine.



BATHROOM

Bath. Handbasin and wc. Gas central heating boiler. Upvc double glazed window.



Floor Plan:



BEDROOM FIVE

4.67m x 3.35m (15'4" x 11'0")

Feature fireplace. Radiator. Upvc double glazed window.



SITTING ROOM

4.19m x 3.04m (13'9" x 10'3")

Base cupboards with worktops over. Laminate floor. Radiator. Upvc double glazed window. **Double glazed French doors to garden.**



FIRST FLOOR:



LANDING

Radiator.

OUTSIDE:

Forecourt. Rear garden.

Council Tax Band

C.

DIRECTIONS:

From the DMA office proceed left along Belle Vue Street then follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and the property is located on the right hand side.

BATHROOM

3.22m x 2.66m (10'7" x 8'9")

Bath with electric shower over. Handbasin. Cylinder cupboard. Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

SEPARATE WC

Upvc double glazed window.



BEDROOM TWO

3.70m x 2.66m (12'2" x 8'9")

Handbasin. Radiator. Upvc double glazed window.



BEDROOM ONE

4.67m x 3.75m (15'4" x 12'4")

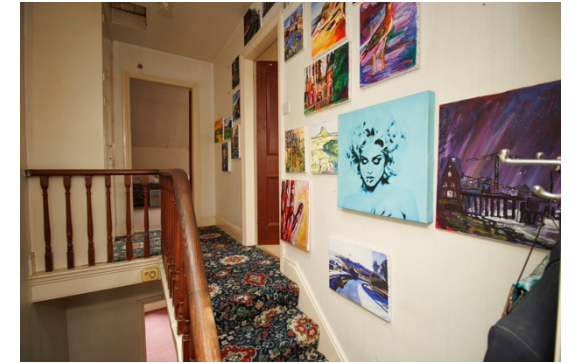
Radiator. Two upvc double glazed windows.



SECOND FLOOR:

LANDING

Access to loft.



BEDROOM THREE

4.34m x 2.74m (14'3" x 9'0")

Handbasin. Radiator. Upvc double glazed window.



BEDROOM FOUR

3.68m x 2.74m (12'1" x 9'0")

Radiator. 'Velux' window.

