



### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



5 THE CROFT, FILEY YO14 9LT



Freehold £145,000

### FEATURES

- \* In need of updating and priced accordingly.
- \* Traditional three bedroom semi-detached house.
- \* Conveniently located for most amenities and town centre.
- \* Gas central heating.
- \* Front garden.
- \* Shared driveway.
- \* Enclosed rear garden.
- \* **EPC Rating: E.**
- \* Viewing recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Kitchen.

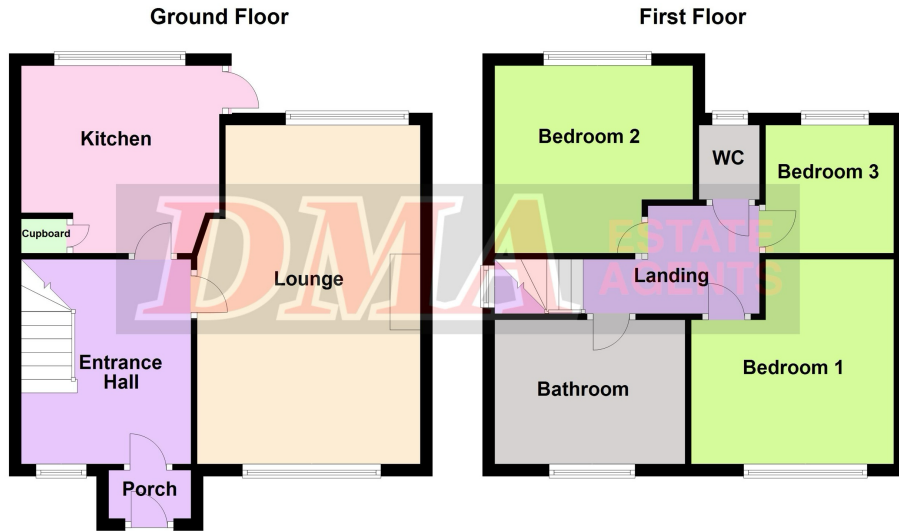
FIRST FLOOR: Three Bedrooms. Bathroom. Separate WC.

OUTSIDE: Front garden. Shared driveway. Enclosed 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:**



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

**5 The Croft, Filey**

**Council Tax Band B.**

**DIRECTIONS:**

From the DMA office proceed along Belle Vue Street. Follow the one-way system round turning left onto Station Avenue and turn right at the roundabout. Continue across the mini-roundabout towards Scarborough and The Croft is the first turning on the left. The property is located the left hand side.

**Front Door to ENTRANCE PORCH**



**ENTRANCE HALL**

Radiator. Telephone point.



**KITCHEN**

**2.79m x 3.09m (9'2" x 10'2")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Plumbing for automatic washing machine. Provision for 'fridge. Walk-in **PANTRY**. Cupboard housing gas central heating boiler. **Upvc rear door to garden.**

**LOUNGE**

**5.41m x 3.68m (17'9" x 12'1")**

Tiled fireplace with oak surround. Living flame gas fire. Two radiators.



/ continued over

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

**FIRST FLOOR:**

**LANDING**

**Loft access.**

**BATHROOM**

**2.48m x 1.82m (8'2" x 5'4")**

Bath. Handbasin. Part tiled walls. Airing cupboard housing hot water cylinder. Radiator.



**SEPARATE WC**

**BEDROOM ONE**

**3.35m x 3.32m (11'0" x 10'11")**

Built-in wardrobes. Radiator.



**BEDROOM TWO**

**3.12m x 3.12m (10'3" x 10'3")**

Radiator.



**BEDROOM THREE**

**2.74m x 2.74m (9'0" x 9'0")**

Radiator.



**OUTSIDE:**

Front garden. Shared driveway. Enclosed rear garden laid to patio. **SHED.**

