



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
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

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5 THE CROFT, FILEY YO14 9LT



Freehold £139,950

FEATURES

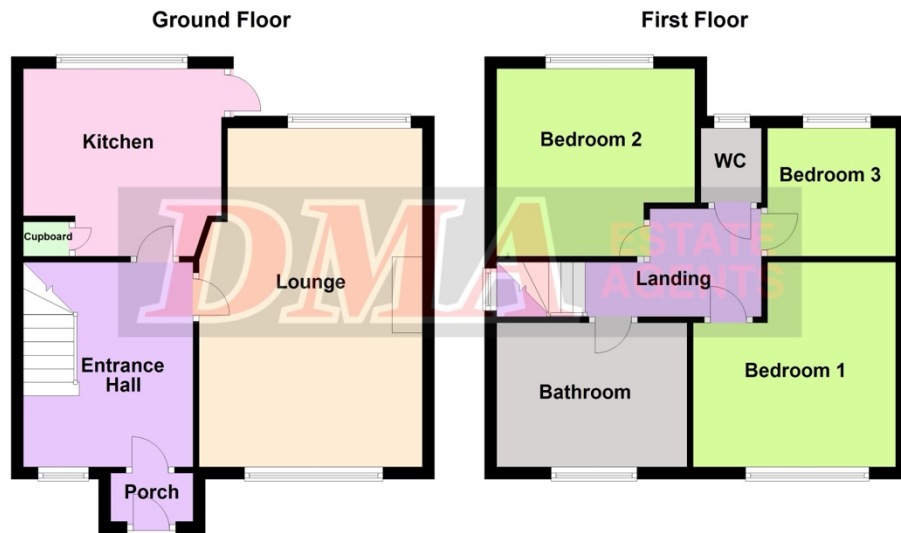
- * In need of updating and priced accordingly.
- * Traditional three bedroom semi-detached house.
- * Conveniently located for most amenities and town centre.
- * Gas central heating.
- * Front garden.
- * Shared driveway.
- * Enclosed rear garden.
- * **EPC Rating: E.**
- * Viewing recommended.

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 / 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.

Viewing strictly by appointment only through DMA Estate Agents

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

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.**

